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Telcofacilities Data Center Special Exception Location Map



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

120 60 0 120 Feet

BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

PROJECT NAME: **TELCOFACILITIES DATA CENTER**

TYPE OF CASE: **SPECIAL EXCEPTION**

CASE NUMBER: **SPE24-118640-BOS**

HEARING DATE: **AUGUST 19, 2025**

PLANNER: **MIKE FIIGON II, SENIOR PLANNER**

REQUEST AND STAFF RECOMMENDATION

A special exception request to allow a Group II Essential Service Facility (Data Center) on a property located within the Beach Zone of the Bonita Beach Road Corridor Overlay.

Deviations Requested: None

Staff recommends **APPROVAL** of the request in conjunction with the conditions outlined later in this Staff Report.

I. APPLICATION SUMMARY:

A. Applicant: Telcofacilities, LLC

B. Agent: Q. Grady Minor and Associates, LLC & Pavese Law

C. Request: A special exception request to allow a Group II Essential Service Facility (Data Center) on a property located within the Beach Zone of the Bonita Beach Road Corridor Overlay.

D. Location: 27695 Imperial River Road, Bonita Springs, FL, 34134

E. Future Land Use Designation, Current Zoning and Use of Property:

Future Land Use: General Commercial

Current Zoning: Beach Zone

Current Use: Vacant

F. Surrounding Land Use:

Existing Zoning & Land Use	Future Land Use Map
North: Right of Way, TFC-2; Vacant	General Commercial
East: Right of Way, Beach Zone/MPD; Vacant	General Commercial
South: Bonita Beach Road Right of Way, Collier County	Urban Subdistrict*
West: Beach Zone/MPD; Vacant	General Commercial

*Property not located within the City limits of Bonita Springs or Lee County, but appears to be designated as a mixed use subdistrict according to the Collier County Future Land Use Map.

II. BACKGROUND AND INFORMATIONAL ANALYSIS

Introduction/Synopsis

The request is for a special exception to allow a Group II Essential Service Facility (data center) within the Bonita Beach Road Corridor Overlay. According to the narrative supplied by the Applicant, the data center will function as an office building in which employees will monitor computer servers to ensure that the equipment functions properly in order to support a fiber optic network between North America and South America. The building is not open to the public and it is anticipated that no more than six (6) employees will be on-site at any one time.

The property is located within the Beach Zone of the overlay which allows the Group II Essential Service Facility subject to special exception approval. While the use activity group does not call out a data center specifically, it has been determined by Staff that the Group II designation is most appropriate. The Applicant was made aware of this during several pre-application meetings that took place prior to the submittal of the special exception application.

Currently, the Applicant has submitted their development order plans (permit number DOS25-122609-BOS) and they are aware that special exception approval is required first.

In reviewing old aerials and permit data history, the subject property has always been vacant and would therefore be subject to the payment of impact fees should the project be approved.

Special Exception Review Criteria

Pursuant to LDC 4-131(c)(2), the following criteria are to be used to evaluate special exception requests:

a. Whether there exists changed or changing conditions that make approval of the request appropriate
b. The testimony of any applicant
c. The recommendation of Staff
d. The testimony of the public
e. Where the request is consistent with the goals, objectives, policies, and intent of the Bonita Plan
f. Whether the request meets or exceeds all performance and locational standards set forth of the proposed use
g. Where the request will protect, conserve or preserve environmentally critical areas and natural resources

h. Whether the request will be compatible with existing or planned uses
i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property
j. Whether the requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in this chapter

In reviewing the request and documentation provided by the Applicant, Staff is able to make the following findings based on the aforementioned criteria:

Criterion a: Whether there exists changed or changing conditions that make the approval of the request appropriate.

Applicant Narrative: *Telcofacilities operates fiber optic cable systems for worldwide internet services. The Bonita Springs data center will provide a vital link for telecommunications between North America and South America through a subterranean fiber optic cable network. The Bonita Springs Land Development Code does not specifically address a "data center" and staff has determined that although the building will function as an office building, it is an essential service use; thereby, requiring the Special Exception application. The C-1 zoning category was created by Lee County prior to the advent of the internet. The changing conditions are the rapid advances in communication and technology that are not addressed by the Land Development Code.*

Staff Analysis: In 2019, the Bonita Beach Road Corridor Overlay was established and constituted significant revisions to the previous standards of the Bonita Beach Road Corridor. Part of the revisions included the creation of "zones" that would replace the conventional zoning designations of property included in the Overlay. The property in question were effectively rezoned from C-1 (commercial) to the Beach Zone of the Overlay. This action was done by the City and approved by City Council when the Overlay revisions were adopted. The revisions included a list of uses, which allows essential service facilities (such as a data center) provided the project is approved via a special exception. As the Applicant has stated, the building will look and function as an office building, which helps to address many of the aesthetic concerns that is the focus of the overlay district.

Criterion b: The testimony of the Applicant

Staff Analysis: The Applicant has provided a narrative supporting the project. They will also provide an in-person presentation for consideration.

The application submittal package can be reviewed as part of the backup to this staff report.

Criterion c: The recommendation of Staff

Staff Analysis: The staff recommendation is to approve the special exception request, subject to the conditions proposed later in this report.

Criterion d: The testimony of the public

Staff Analysis: The public has been notified of the request pursuant to LDC requirements. The Applicant held the required two neighborhood information meetings (pre-submittal and post sufficiency) and the contents of those meetings are contained as part of the application backup. The primary concern raised by the public at the neighborhood meetings was noise from the proposed generators. Staff has established a condition that limits the testing of the generators to no more than thirty (30) minutes, once a week. Additionally, the site is subject to the City's Noise Control Ordinance, which is enforced by the Lee County Sheriff's Office.

Additionally, hearing notices were sent to the surrounding property owners that contained the request language and the proposed hearing dates. Owners have the opportunity to state their support or opposition to the request and return the notice to Staff. At the time of this report, Staff has not received any returned notices in support or opposition of the request, but has received one phone call to better understand the project.

Criterion e: Consistency with the goals, objectives, policies, and intent of the Bonita Plan.

Applicant Narrative: *The proposed use is consistent with the goals, objectives and policies of the Bonita Springs Comprehensive Plan. The property is designated General Commercial on the Future Land Use Map. Policy 1.1.14: General Commercial is intended to accommodate general retail, office, light industrial and multi-family dwelling units. The proposed use is an office building and is consistent with the uses authorized for the site by the City of Bonita Springs Comprehensive Plan.*

Staff Analysis: The Applicant is correct in that property is within the General Commercial future land use category as described in the Comprehensive

Plan (Bonita Plan). The proposed use is commercial in nature and does not conflict with the future land use policy. Additionally, the property is located in a coastal high hazard area, which has a prohibition on rezoning to allow higher density. Since the project will not contain residential uses, the proposed use is also consistent with the Coastal Element.

Criterion f: Whether the request meets or exceeds all performance and locational standards set forth for the proposed use.

Applicant Narrative: *Neither the LDC or Comprehensive Plan establish performance or locational standards for the proposed use. The General Commercial Future Land Use Category does establish a maximum floor area ratio of 1.2. The proposed office building is approximately 19,500 square feet and the site is approximately 1.1+/- acres, which equates to an FAR of .4, well within the permitted maximum FAR.*

Staff Analysis: Staff concurs with the analysis provided by the Applicant.

Criterion g: Whether the request will protect, conserve or preserve environmentally critical areas and natural resources.

Applicant Narrative: *The applicant has retained the services of an ecologist to evaluate the site. There were no heritage trees observed on the property. The ecologist did identify 3 gopher tortoise burrows located near the western property line. The Florida Fish and Wildlife Commission guidance for small sites supports off-site mitigation as the preferred long-term method to handle gopher tortoise in urban settings. The ecologist has begun the mitigation process with the Florida Fish and Wildlife Commission, and the applicant has entered into a contract with Triple B Ranch LLC as the recipient site for the gopher tortoise mitigation.*

Staff Analysis: Staff concurs with this analysis.

Criterion h: Whether the request will be compatible with existing or planned uses.

Applicant Narrative: *Yes, the proposed data center office use is compatible with existing and planned uses. The site is zoned commercial and was zoned commercial prior to the incorporation of the City of Bonita Springs. The City recognized the commercial nature of the property when they placed the*

property in the General Commercial Future Land Use Category. The property immediately to the west is vacant but was zoned CPD for a hotel. The property immediately to the north is vacant and zoned TFC-2; however, it is also owned by Telcofacilities, LLC and is not part of the Special Exception request. To the east across Imperial River Road is vacant property which is zoned C-1 and MPD and designated General Commercial on the Future Land Use Map. To the south across Bonita Beach Road is Collier County. The properties are zoned and developed with general commercial land uses.

The site will be developed to standards of the Bonita Springs Land Development Code which will include architectural design standards and landscape buffers.

Staff Analysis: The property is located within the Beach Zone of the Bonita Beach Road Corridor Overlay. An Essential Service Facility (Group II) could be considered appropriate if a special exception is granted. The Applicant is correct in terms of existing and/or planned uses in the surrounding area. The advent of a low-traffic data center would not be out of character or scale. Additionally, the Applicant will be responsible for building out the primary access point (W. 1st Street), which was also contemplated as being a point of access for the abutting CPD to the west. This would be in line with the development standards of the Bonita Beach Road Corridor Overlay, which places a premium on interconnections between properties to help reduce the number of driveway cuts on Bonita Beach Road.

Criterion i: Whether the request will cause damage, hazard, nuisance, or other detriment to persons or property.

Applicant Narrative: *The development of the site as a data center office building will not cause damage, hazard or nuisance to persons or property. The site and building will be constructed to meet all applicable building and zoning requirements. No deviations from the LDC are being requested.*

Staff Analysis: The proposed use of a data center will be a low traffic generator and will be designed to look like an office building. Conditions have been placed on the exterior generator run times and they will need to be screened on all sides and have noise attenuation. It is the Staff opinion that the conditions help to safeguard the general public from potential hazards or nuisance. The Applicant is correct in that the site will be required to follow the development standards of the City's land development code and no deviations are being requested at this time.

Criterion j: Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use as set forth in this chapter (LDC Chapter 4).

Applicant Narrative: *Yes, the request will be in compliance with all Chapter 4 zoning regulations. No code deviations are required for the use. The Special Exception process does provide staff and the applicant to impose conditions of approval for the project to ensure that the site and facility will function in a manner that is appropriate for the location. A list of draft conditions has been submitted with the Special Exception application. These conditions address building design, use of emergency generators and parking.*

Staff Analysis: Staff is in agreement that the requested use will be in compliance with the standards of LDC Chapter 4. The Applicant has provided the necessary application and supplemental materials for the special exception, which were reviewed by Staff and serve as the basis for this report and the recommendation of approval. There are several conditions tied to the approval, all of which have been agreed to by the Applicant.

Surrounding Zoning

A table showing the surrounding land use and zoning is contained earlier in this report. Abutting properties to the east and west are part of Planned Development zoning projects and are also located within the Beach Zone of the Bonita Beach Road Corridor Overlay. The property to the north is zoned residential (TFC-2) but is located within the General Commercial future land use category. The property is owned by the Applicant but is not part of this application. The property is intended for commercial use as part of the City's long range plan (Comprehensive Plan/Bonita Plan). To the south is the right of way of Bonita Beach Road, followed by Collier County properties that are commercial in nature.

Neighborhood Compatibility

The data center is a commercial use that is proposed within a commercial future land use category. While it does not directly abut residential uses, Staff analyzed the impact of the site on the nearby homes of the Imperial Shores area. The perceived impact of the exterior generators will be conditioned to limit the potential nuisance caused by their noise. Staff will be requiring sound proofing and will be limiting testing protocols of the equipment—conditions that the Applicant has already agreed to. The data center is a low traffic

generator and will function as a standard office building. It is the Staff opinion that the requested data center is not incompatible with the surrounding area.

Environmental Considerations

In terms of vegetation, the site consists of disturbed lands and uplands which contain invasive exotic vegetation. In terms of listed species, the environmental report identified ten (10) potentially occupied gopher tortoise burrows and one (1) abandoned burrow. Removal of tortoises is in conjunction with guidance provided by Florida Wish and Wildlife Commission. The ecologist for the Applicant has begun the mitigation process and a contract has been established with Triple B Ranch LLC as the recipient for the tortoises.

Traffic

The Applicant provided a Traffic Impact Statement, which was reviewed by the City's Traffic Engineer. Multiple roadway segments were analyzed including Bonita Beach Road west of Imperial River Road, Bonita Beach Road east & west of Vanderbilt Drive, and Vanderbilt Drive south of Bonita Beach Road. As can be seen in Table 2 of TIS (available in the application backup), none of the analyzed segments would be significantly impacted by the proposed project. Another TIS will be evaluated during the local development order process.

Comprehensive Plan Considerations

The subject property is located in the General Commercial future land use category, according to the future land use map of Bonita Springs. The category includes the following provisions:

Policy 1.1.14: General Commercial *- Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.*

a. *Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.*

b. *If affordable housing is provided, residential density may be increased by up to five additional units per acre.*
c. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*
d. *Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

The project is commercial in nature and is located on a property that permits commercial uses within the City. The proposed FAR is below the maximum 1.2 shown in the category. It is the Staff opinion the requested use does not violate the provisions of the future land use category as outlined in the Comprehensive Plan/Bonita Plan.

With regards to the Traffic Element of the Comprehensive Plan, the project fronts Bonita Beach Road (fully constructed) and Imperial River Road (fully constructed) and will build out their portion of W 1st Street as the primary access point to the site. The Applicant will be widening the sidewalk along Imperial River Road and will provide a pedestrian connection from their site to existing sidewalk infrastructure on Bonita Beach Road. It is the Staff opinion the request does not violate the applicable provisions of the Traffic Element of the Bonita Plan. As discussed earlier in this report, a traffic impact statement was submitted by the Applicant and reviewed by Staff. None of the analyzed roadway segments will operate below their level of service (LOS) as a result of this project. It is the Staff opinion that the project does not violate the goals, objectives, or policies of the Traffic Element.

With regards to the Conservation/Coastal Management Element, the property is located in a Coastal High Hazard area and the Coastal Management Area. Development restrictions in this element are largely geared towards residential uses and directing them away from hazardous areas (however, there is an allowance for infill development). There are no residential uses being proposed as part of this request. The building will need to meet floodplain and stormwater management requirements with no deviations. With regards to the conservation portion of this element, an environmental study was conducted and reviewed by City Staff. The report showed the presence of gopher tortoises and the Applicant is in the process of mitigating. Additionally, native scrubs were found to be present and Condition 6 has been proposed by Staff to allow harvesting prior to ground-disturbing activities.

It is the Staff opinion that the remaining Comprehensive Plan elements of Intergovernmental Coordination, Housing, Capital Improvements, and Recreation/Open Space are not applicable to this request. This determination was made after Staff examined all elements for applicability to this request.

It is the Staff opinion the request does not violate the applicable provisions of the Comprehensive Plan.

Findings & Conclusion

It is Staff's opinion that the special exception request for a data center is consistent with the provisions of the Comprehensive Plan, is compatible with existing uses within the area, will not cause damage, hazards or nuisance, will not impact environmentally critical areas, and is located in an area with adequate public facilities.

Based upon an analysis of the Application and the special exception approval criteria, Staff makes the following findings and conclusions, as conditioned:

1. The requested special exception, as conditioned:

    a) Meets or exceed all applicable performance and locational standards set forth for the proposed use;

    b) is consistent with the goals, objectives, policies and intent set forth in the City of Bonita Springs Comprehensive Plan;

    c) is compatible with existing or planned uses in the surrounding area;

    d) will not cause damage, hazard, nuisance or other detriment to persons or property;

    e) will not have an adverse effect on surrounding properties; and

    f) will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in the City's Land Development Code.

III. RECOMMENDATION:

Staff recommends **APPROVAL** of the request with the following conditions:

1. The project shall be generally consistent with the proposed site plan (Attachment A) and architectural elevations (Attachment B).

2. On-site parking is permitted to only be provided for the office portion of the data center. Should the data center use cease to operate and if a new use is proposed, a detailed parking analysis will need to be provided to determine whether the existing parking is adequate to support that use. If the analysis determines that additional parking is required, the site must be brought in to compliance unless an alternative parking standard is approved by the City.

3. Additional information or changes to the plan not covered by this approval may require additional approvals. Such approvals will follow the processes outlined in the Land Development Code.

4. The Applicant is responsible for the build out of W. 1st Street in order to provide suitable access to the property, as shown on the site plan. The street shall be built according to the standards of the City's Land Development Code regulations.

5. Testing protocols for the generators are as follows: No more than 30 minutes per week, and the testing must take place between the hours of 8:00am and 5:00pm on weekdays.

    a. The generators must be screened on all sides and must be equipped with noise attenuation features.

6. The Applicant shall allow the harvesting of native scrub species for a 45-day period prior to the start of any clearing activities, which shall be coordinated with the City's Environmental Sciences personnel.

7. Approval of this special exception does not guarantee approval of a local development order or building permit.

SUBJECT PROPERTY

The Applicant indicates the current STRAP number is: 32-47-25-B3-03202.0080

EXHIBITS

A. Sketch and Legal Description, Provided by F.L.A. Surveys Corp.

ATTACHMENTS

A. Proposed Site Plan
B. Proposed Architectural Elevations
C. Application Backup (available online)

SURVEY SKETCH OF: SURVEY FOR SITE PLAN ONLY

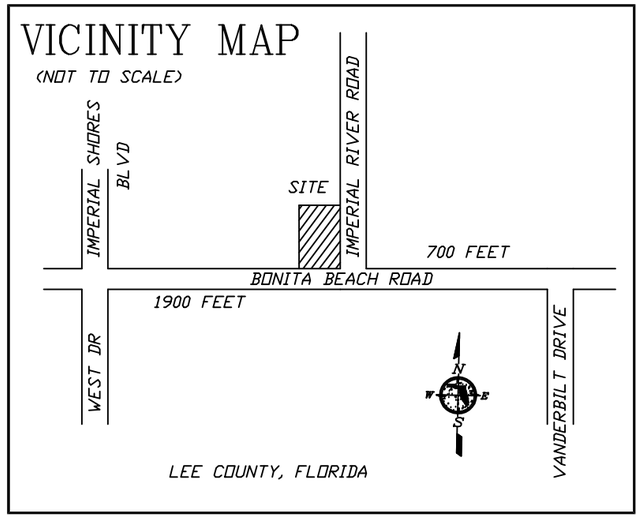
EXHIBIT A

ELEVATIONS SHOWN ARE IN N.A.V.D. DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

NOTE: THE INTENT OF THIS SURVEY IS FOR TITLE TRANSFER ONLY
THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
COPYRIGHT 2025 F.L.A. SURVEYS CORP.

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025



LEGAL DESCRIPTION :

PARCEL 1 (FEE SIMPLE): FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 47, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 665 FEET; THENCE RUN NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION FOR 50 FEET TO THE NORTH LINE OF THE BONITA BEACH ROAD; THENCE RUN WEST 65 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION ALONG THE NORTH SIDE OF THE BONITA BEACH ROAD FOR 120 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID SECTION FOR 260 FEET TO A ROAD 50 FEET WIDE; THENCE EAST ALONG SAID ROAD 120 FEET TO THE WEST LINE OF A ROAD 130 FEET WIDE; THENCE SOUTH ALONG SAID 130 FOOT WIDE ROAD FOR 260.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT): NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ALONG THE ROAD 50 FEET WIDE LYING NORTH OF PARCEL 1 AS CREATED BY INDENTURE RECORDED IN DEED BOOK 217, PAGE 305, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA WEST ZONE), WHICH IS GRID NORTH AS ESTABLISHED BY NDS, AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.
GPS= GLOBAL POSITIONING SYSTEM

QUALITY CONTROL
BY : _____ DATE : 8/27/2024

CERTIFICATION:

DELANE R NELSON,
DAWN T NELSON,
DALE H STEINBERG,
JOYCE B ET ALSTEINBERG

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS _____ OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON _____ (DATE).

DATE OF PLAT OR MAP: _____

BY : _____ NOT SIGNED _____ SURVEY DATE : _____

CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

(SURVEYOR'S SIGNATURE, PRINTED NAME AND SEAL WITH REGISTRATION/LICENSE NUMBER)

ABBREVIATIONS AND NOTES:

N = NORTH
S = SOUTH
E = EAST
W = WEST, OR ANY COMBINATION THEREOF
1. ° = DEGREES
2. ' = MINUTES WHEN USED IN A BEARING
3. " = SECONDS WHEN USED IN A BEARING
4. ' = FEET WHEN USED IN A DISTANCE
5. " = INCHES WHEN USED IN A DISTANCE
6. ± = "MORE OR LESS" OR "PLUS OR MINUS"
7. A = ARC DISTANCE
8. AC = ACRES
9. A/C = AIR CONDITIONING PAD
10. AE = ACCESS EASEMENT
11. AF = ALUMINUM FENCE
12. AMUE = AVE MARIA UTILITY EASEMENT
13. B.E. = BUFFER EASEMENT
14. BM = BENCHMARK
15. BOB = BASIS OF BEARING
16. BRG = BEARING
17. C# = CURVE NUMBER
18. C = CALCULATED
19. CB = CATCH BASIN
20. CHB = CHORD BEARING
21. CHD = CHORD
22. CLF = CHAINLINK FENCE
23. CM = CONCRETE MONUMENT
24. CO = CLEAN OUT
25. COL = COLUMN
26. CONC = CONCRETE
27. CPP = CONCRETE POWER POLE
28. CSW = CONCRETE SIDEWALK
29. CTV= CABLE TV RISER
30. CUE= COLLIER COUNTY UTILITY EASEMENT
31. D = DEED
32. DE= DRAINAGE EASEMENT
33. DH = DRILL HOLE
34. DI = DROP INLET
35. ELEC= ELECTRIC
36. EOP = EDGE OF PAVEMENT
37. EOR = EDGE OF ROAD
38. EOW = EDGE OF WATER
39. F= AS LABELED OR FOUND IN THE FIELD
40. F.A.C. = FLORIDA ADMINISTRATIVE CODE
41. FCC = FOUND CROSS CUT
42. FCM = FOUND CONCRETE MONUMENT
43. FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
44. FDH = FOUND DRILL HOLE
45. FFE = FINISH FLOOR ELEVATION
46. FH = FIRE HYDRANT
47. FIP = FOUND IRON PIPE
48. FIR = FOUND IRON ROD
49. FN = FOUND NAIL
50. FND = FOUND
51. FN&D = FOUND NAIL & DISC
52. FPK = FOUND PK NAIL
53. FPK&D = FOUND PK NAIL AND DISC WHEN OBTAINING SCALED DATA.
54. GCE = GOLF COURSE EASEMENT
55. HCP = HANDICAP PARKING
56. IE = IRRIGATION EASEMENT
57. LB = LICENSED BUSINESS
58. LBE = LANDSCAPE BUFFER EASEMENT
59. LE = LANDSCAPE EASEMENT
60. LME = LAKE MAINTENANCE EASEMENT
61. LP = LIGHT POLE
62. M = MEASURED
63. ME = MAINTENANCE EASEMENT
64. MH = MANHOLE
65. N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
66. N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
67. NO ID = NO IDENTIFYING MARKINGS
68. (NR) = NON-RADIAL
69. NTS= NOT TO SCALE
70. OHP= OVERHEAD POWER
71. OHU = OVERHEAD UTILITY LINE
72. O.R. = OFFICIAL RECORD BOOK
73. O/S = OFFSET
74. P = PLAT
75. PBIDDE = PELICAN BAY IMPROVEMENT DISTRICT DRAINAGE EASEMENT
76. PC = POINT OF CURVATURE
77. PCC POINT OF COMPOUND CURVATURE
78. PCP = PERMANENT CONTROL POINT
79. PG = PAGE
80. PI = POINT OF INTERSECTION
81. PK = PARKER KALON NAIL
82. PLS = PROFESSIONAL LAND SURVEYOR
83. POB = POINT OF BEGINNING
84. POC = POINT OF COMMENCEMENT
85. PP = POWER POLE
86. PRC = POINT OF REVERSE CURVE
87. PRM = PERMANENT REFERENCE MONUMENT
88. PSM= PROFESSIONAL SURVEYOR AND MAPPER
89. PU & DE = PUBLIC UTILITY & DRAINAGE EASEMENT
90. PUE = PUBLIC UTILITY EASEMENT
91. PT = POINT OF TANGENCY
92. PVS = PAVERS
93. Q.W.P.E. = QUAIL WEST PERPETUAL EASEMENT
94. (R) = RADIAL
95. R = RADIUS
96. RING = ITEM DETECTED BY METAL DETECTOR BUT NOT RECOVERED
97. RNG= RANGE
98. ROW = RIGHT-OF-WAY
99. RR SPK = RAILROAD SPIKE
100. SAT= SATELLITE DISH
101. SDE = STREET DRAINAGE EASEMENT
102. SEC = SECTION
103. SDH = SET DRILL HOLE, NO ID
104. SIR = SET 5/8" IRON ROD WITH LB NUMBER OF CORPORATION
105. SPK&D = SET PK WITH DISC WITH LB NUMBER
106. TBM TEMPORARY BENCH MARK
107. TEL = TELEPHONE FACILITIES
108. TOB = TOP OF BANK
109. TP = TRANSMITTER PAD
110. TWP= TOWNSHIP
111. UE = UTILITY EASEMENT
112. VF = VINYL FENCE
113. V.L.V = VALVE
114. W = WATER SERVICE
115. WB = WATER BOX
116. WF= WOOD FENCE
117. WPP= WOOD POWER POLE
118. Δ = DELTA OR CENTRAL ANGLE OF CURVE
119. DIMENSIONS ARE IN FEET AND IN DECIMALS THEREOF
120. ELEVATIONS SHOWN HEREON ARE N.A.V.D. UNLESS OTHERWISE STATED
121. ALL PHYSICAL IMPROVEMENTS SHOWN WITHOUT DIMENSIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THAT THEY DO EXIST, BUT WERE NOT NECESSARILY MEASURED IN THE FIELD.
122. NOTE: LEGAL DESCRIPTION IS FROM LATEST DEED OF RECORD UNLESS OTHERWISE NOTED.
123. EASEMENTS AND RIGHT OF WAYS SHOWN ARE PER RECORDED PLAT OR AS FURNISHED BY THE CLIENT
124. FOUNDATION LINE BELOW THE SURFACE OF THE GROUND IS NOT REFLECTED
125. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNDER ANY CONDITION UNLESS OTHERWISE STATED
126. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED
127. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN
128. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE AS DELINEATED ON THIS PLAT OF SURVEY
129. TIES ARE TO FIELD LINES UNLESS OTHERWISE NOTED
130. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
131. FENCES MEANDER ON AND OFF LINE, APPROXIMATE LOCATION ONLY UNLESS STATED OTHERWISE.
132. THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
133. THE INTENT OF THIS SURVEY IS FOR TITLE TRANSFER ONLY UNLESS STATED OTHERWISE
134. FLORIDA STATUTE 61G17-6.004: TWO SITE BENCHMARKS ARE REQUIRED FOR CONSTRUCTION.
135. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
136. F.E.M.A. FLOOD HAZARD MAPPING: THIS DATE PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/OUT FLOOD RISK DETERMINATIONS. THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE ABSOLUTE DELINEATIONS OF FLOOD BOUNDARIES. CALL 1-877-FEMAMAP OR EMAIL A MAP SPECIALIST AT WWW.FEMA.DRG/NIT/TSD/FQ-MAP17.HTM.
137. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION
138. IN COMPLIANCE WITH F.A.C. 61G17-6.0031 (4) (E) - IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.
139. IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES (APPROXIMATE LOCATION ONLY)
140. ARCHITECTURAL FEATURES, SUCH AS FURRING STRIPS, SIDING, CORNICES, STUCCO, ETC., OUTSIDE THE LINE OF THE STRUCTURE HAVE BEEN TAKEN INTO ACCOUNT WHEN GIVING TIES FROM THE STRUCTURE TO THE LOT LINES.
141. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
142. GPS = GLOBAL POSITIONING SYSTEM

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

NOT VALID WITHOUT SHEETS 2, 3, 4 & 5 OF 5

DATE	BY	REVISION
06/22/24	JMS	UPDATE PROPERTY

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS LB-6569
9220 BONITA BEACH ROAD, SUITE 200
BONITA SPRINGS, FLORIDA 34135
239-404-7139 239-592-2795
239-250-2782 239-370-1139
3884 PROGRESS AVE., SUITE 104
NAPLES, FLORIDA 34104

27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

PROJECT
PARCEL IN 32-47-25
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

TITLE
SURVEY SKETCH FOR SITE PLAN ONLY

SHEET 1 OF 5
W.O. NO. 25-21008
DRN. BY LOU
PAR. CHP. NICK

SURVEY SKETCH OF: SURVEY FOR SITE PLAN ONLY

SKETCH OF : EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY

ELEVATIONS SHOWN ARE IN N.A.V.D. DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
COPYRIGHT 2025: F.L.A. SURVEYS CORP.

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

STREET ADDRESS :
27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

STRAP # & OWNER:
PID #32-47-25-B3-03202.0020
UNKNOWN HEIRS OF
STANTON KENNETH M
OR BOOK 2818, PAGE 3570

FLANDERS LANE
OCCUPIED
STRAP # & OWNER:
PID #32-47-25-B3-03204.0010
BONITA BEACH LAND LLC
OR BOOK 2309, PAGE 3336

MANHOLE
RIM ELEVATION = 10.2' NAVD
NORTH 8" PIPE
INVERT ELEVATION = 4.4' NAVD
SOUTH 8" PIPE
INVERT ELEVATION = 4.5' NAVD

BM CENTRAL (ADJ) = SPK&D #6569 = ELEV. 10.1'+/- NAVD

BM SOUTH (ADJ) = SPK&D #6569 = ELEV. 10.7'+/- NAVD

MANHOLE (LOCATED HALF CSW - HALF GRASS)
RIM ELEVATION = 11.0' NAVD
NORTH 8" PIPE
INVERT ELEVATION = 5.4' NAVD

W. 1ST STREET (P)
(50' ROW)
UNIMPROVED - NOT IN USE

PARCEL 2
WEST 120' (D) S.89°34'41"W 120' (G)
EAST 120' (D) N.89°34'41"E. 120. (G) N.89°35'21"E. 119.90' (M)
S.89°38'05"W. 119.97' (M)
49.89' (M) S.00°41'44"E. 50.0'
48.80' (M) S.00°35'54"E. 25.0'
25.0'
CENTERLINE
RIGHT OF WAY
FIR 1/2" #3553
FIR 5/8" #6690
FIR 5/8" NO ID
BLOCK TIE FIRC 1/2" NO ID @BLOCK CORNER

REMAINDER OF
SECTION 32, TOWNSHIP 47, RANGE 25 EAST,
STRAP # & OWNER:
PID #32-47-25-B3-03202.0010
RIPLEY LAND CO LLC
OR BOOK 1747, PAGE 1314

NORTH N.00°36'49"W. 260' (D) 260' (G) N.00°37'42"W. 260.08' (M)

PARCEL 1
VACANT
HEAVY VEGETATION
PID #32-47-25-B3-03202.0080
31211 SQ. FEET MORE OR LESS
0.72 ACRES MORE OR LESS
INSTRUMENT # 2023000292132

S.00°40'12"E. 260.16' (M) 260' (G) S.00°38'49"E. 260' SOUTH

VACANT
STRAP # & OWNER:
PID #32-47-25-B3-03201.0010
BONITA BEACH LAND LLC
INSTRUMENT # 2019000214863

NOTE: THE ELEVATIONS ALONG THE EAST RIGHT OF WAY MAY VARY DID TO AREA BEING USED AS CONSTRUCTION LAY DOWN.

EDGE OF PAVEMENT
RIGHT OF WAY
CSW
CROSS WALK AREA
CONC PP
TELCO OVERHEAD LINES
FPK&D #515L

SOUTH BOUND LANES CENTERLINE
IMPERIAL RIVER ROAD (130' ROW)

WEST 65' (D) S.89°34'41"W. 65' (G) S.89°46'50"W. 65' (C)

WEST 120.' (D) S.89°34'41"W. 120' (G) S.89°37'27"W. 120.09' (M)
POB FIR 1/2" NO ID
FIR 1/2" NO ID
RIGHT OF WAY
CONC. POLE
OVERHEAD LINES
ELEC.
CLB IN CONC
FPK&D NO ID
FPK&D ILLEG

NORTH LINE OF BONITA BEACH RD

WEST BOUND LANES
EDGE OF PAVEMENT
PAVERS
CURB & GUTTER
CENTERLINE
BONITA BEACH ROAD (100' ROW)

NORTH 0.00°38'49"W. N 0°38'49" W
WEST 665' (D) S.89°34'41"W. 665' (G) S 89°41'54" 664.94' W (C)

SOUTH LINE OF SECTION 32
EAST LINE OF SECTION

POC
SE CORNER OF SECTION 32, TOWNSHIP 47, RANGE 25 EAST, CERTIFIED CORNER RECORD DOCUMENT #097458

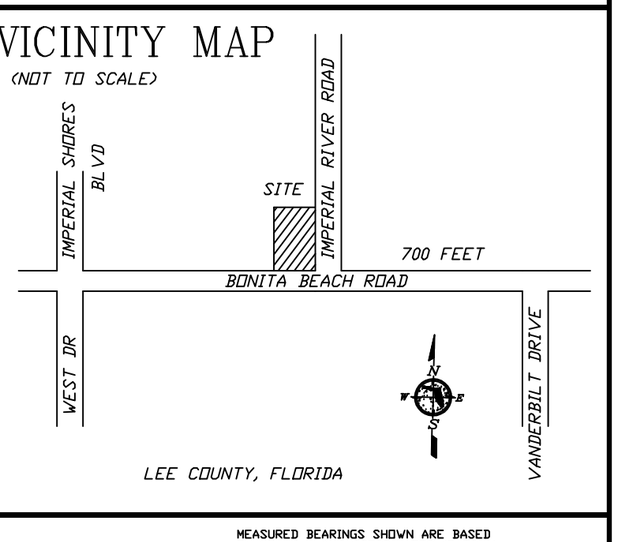
×10.4 = SPOT ELEVATION IN NAVD DATUM
⊠10.4 = TREE BASE ELEVATIONS
~~ = CURRENT DIRECTION OF DRAINAGE FLOW

NOTE:
ELEVATIONS SHOWN HEREON MAY BE INTERPOLATED

SCALE 1" = 20'
0 20 40

VICINITY MAP

(NOT TO SCALE)



QUALITY CONTROL
BY : _____ DATE : 8/27/2024

CERTIFICATION :
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE.

BY : NOT SIGNED SURVEY DATE : _____

CLINTON W. FINSTAD, PE, CFM, PLS #2463 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA WEST ZONE), WHICH IS GRID NORTH AS ESTABLISHED BY NOS, AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.
GPS= GLOBAL POSITIONING SYSTEM

NOT VALID WITHOUT SHEETS 1, 3, 4, & 5 OF 5

DATE	BY	REVISION
06/22/24	JMS	UPDATE PROPERTY

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS LB-6569
9220 BONITA BEACH ROAD, SUITE 200, BONITA SPRINGS, FLORIDA 34135
239-404-7129 239-580-2725 239-290-2782 239-370-1139
3884 PROGRESS AVE., SUITE 104, NAPLES, FLORIDA 34104

27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

PROJECT
PARCEL IN 32-47-25
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

TITLE
SURVEY SKETCH FOR SITE PLAN ONLY

SHEET 2 OF 5
W.O. NO. 25-21008
DRN. BY LOU
PAR. CHP. NICK

SURVEY SKETCH OF: SURVEY FOR SITE PLAN ONLY

SKETCH OF : TREE SURVEY PER FLORIDA WETALNDS CONSULTANTS

ELEVATIONS SHOWN ARE IN N.A.V.D. DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

STREET ADDRESS :
27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
COPYRIGHT 2025, F.L.A. SURVEYS CORP.
NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

STRAP # & OWNER:
PID #32-47-25-B3-03202.0020
UNKNOWN HEIRS OF
STANTON KENNETH M
OR BOOK 2818, PAGE 3570

FLANDERS LANE
OCCUPIED
STRAP # & OWNER:
PID #32-47-25-B3-03204.0010
BONITA BEACH LAND LLC
OR BOOK 2309, PAGE 3336

WEST 120' (D)
S.89°34'41"W 120' (G)
S.89°38'05"W. 119.97' (M)
RIGHT OF WAY
FIR 5/8" #6690
FIR 5/8" #6690
W. 1ST STREET (P)
(50' ROW)
UNIMPROVED - NOT IN USE
CENTERLINE
49.89' (M)
49.80' (M)
25.0'
50.0'
S.00°41'44"E.
S.00°35'54"E.
PARCEL 2
EAST 120' (D)
N.89°34'41"E. 120. (G)
N.89°35'21"E. 119.90' (M)
RIGHT OF WAY
FIRC 1/2" #3553
BLOCK TIE
FIRC 1/2"
NO ID
@BLOCK CORNER
130.0'

MANHOLE
RIM ELEVATION = 10.2' NAVD
NORTH 8" PIPE
INVERT ELEVATION = 4.4' NAVD
SOUTH 8" PIPE
INVERT ELEVATION = 4.5' NAVD
44.7' (C)
FIR 5/8"
NO ID
BM CENTRAL (ADJ) =
SPK&D #6569 =
ELEV. 10.1'+/- NAVD
MH

TREE TABLE
TREES LOCATED PER:
NICK ROACH WITH
FLORIDA WETLAND
CONSULTANTS
(239) 595-1292

= LIVE OAK
= CABBAGE PALMS
= SLASH PINES
= GUMBO LIMBO
= SAND LIVE OAK

TREES DEPICTED HEREON
RECTIFIED FROM TREE SURVEY
BY NICK ROACH WITH
FLORIDA WETLAND CONSULTANTS
(239) 595-1292
(ARE FOR PICTORAL USE ONLY)

10.4 = TREE BASE ELEVATIONS

NOTE:
ELEVATIONS SHOWN HEREON MAY BE INTERPOLATED

N
W E
S

SCALE 1" = 20'

0 20 40

REMAINDER OF
SECTION 32, TOWNSHIP 47, RANGE 25 EAST,
STRAP # & OWNER:
PID #32-47-25-B3-03202.0010
RIPLEY LAND CO LLC
OR BOOK 1747, PAGE 1314

NORTH
N.00°38'49"W.
N.00°37'42"W.
260' (D)
260' (G)
260.08' (M)

PARCEL 1
VACANT
HEAVY
VEGETATION
PID #32-47-25-B3-03202.0080
31211 SQ. FEET MORE OR LESS
0.72 ACRES MORE OR LESS
INSTRUMENT # 2023000292132

S.00°40'12"E. 260.16' (M)
S.00°38'49"E. 260' (G)
SOUTH 260' (D)

CSW
EDGE OF PAVEMENT
EDGE OF PAVEMENT
NOTE: THE ELEVATIONS ALONG THE EAST RIGHT OF WAY MAY VARY DO TO AREA BEING USED AS CONSTRUCTION LAY DOWN.
RIGHT OF WAY

MANHOLE
CLOCATED HALF CSW - HALF GRASS)
RIM ELEVATION = 11.0' NAVD
NORTH 8" PIPE
INVERT ELEVATION = 5.4' NAVD
MH

BM SOUTH (ADJ) =
SPK&D #6569 =
ELEV. 10.7'+/- NAVD

SOUTH BOUND LANES
CENTERLINE
IMPERIAL RIVER ROAD
(130' ROW)

VACANT
STRAP # & OWNER:
PID #32-47-25-B3-03201.0010
BONITA BEACH LAND LLC
INSTRUMENT # 2019000214863

WEST 65' (D)
S.89°34'41"W. 65' (G)
S.89°46'50"W. 65' (C)

FIR 1/2"
NO ID
RIGHT OF WAY
CONC. POLE
WEST 120.' (D)
S.89°34'41"W. 120' (G)
S.89°37'27"W. 120.09' (M)
POB
FIR 1/2"
NO ID
ELEC.
OVERHEAD LINES
HYD
VB IN
CONC.
CB IN
CONC.
VLV
312' (C)
FPK&D
#5151
CONC
PP
PP
TEL
OVERHEAD LINES
CROSS WALK AREA
50.0'
NORTH
N.00°38'49"W.
N 00°38'49" W
50' (D)
50' (G)
50.00' (C)
CSW
E CVE
EDGE OF PAVEMENT
INLET
50.0'
CURB &
GUTTER
WEST BOUND LANES
FPK&D
NO ID
FPK&D
NO ID
EDGE OF PAVEMENT
PAVERS
CENTERLINE
BONITA BEACH ROAD
(100' ROW)
10.4' (C)
FPK&D
ILLEG
SOUTH LINE OF
SECTION 32
WEST 665' (D)
S.89°34'41"W. 665' (G)
S 89°41'54" 664.94' W (C)
EAST LINE OF
SECTION
PDC
SE CORNER OF
SECTION 32, TOWNSHIP 47,
RANGE 25 EAST,
CERTIFIED CORNER RECORD
DOCUMENT #097458

NORTH LINE OF BONITA BEACH RD

VICINITY MAP

(NOT TO SCALE)

IMPERIAL SHORES BLVD
IMPERIAL RIVER ROAD
SITE
700 FEET
BONITA BEACH ROAD
WEST DR
VANDERBILT DRIVE
LEE COUNTY, FLORIDA

N
W E
S

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA WEST ZONE), WHICH IS GRID NORTH AS ESTABLISHED BY NOS, AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE 'BASIS OF BEARINGS'. MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.
GPS= GLOBAL POSITIONING SYSTEM

QUALITY CONTROL
BY : _____ DATE : 8/27/2024

CERTIFICATION :
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE.

BY : NOT SIGNED SURVEY DATE : _____

CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

NOT VALID WITHOUT SHEETS 1, 2, 4 & 5 OF 5

DATE	BY	REVISION
08/22/24	JMS	UPDATE PROPERTY

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS LB-6569
9220 BONITA BEACH ROAD, SUITE 200
BONITA SPRINGS, FLORIDA 34135
239-404-7128 239-560-2795
239-260-2782 239-370-1136
3884 PROGRESS AVE., SUITE 104
NAPLES, FLORIDA 34104

27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

PROJECT
PARCEL IN 32-47-25
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

TITLE
SURVEY SKETCH FOR SITE PLAN ONLY

SHEET 3 OF 5
W.O. NO. 25-21008
DRN. BY LOU
PAR. CHF. NICK

SURVEY SKETCH OF: SURVEY FOR SITE PLAN ONLY

SKETCH OF : GOPHER TORTOISE HOLES PER OWEN ENVIROMENTAL CONSULTING, LLC

THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
COPYRIGHT 2025 F.L.A. SURVEYS CORP.

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

ELEVATIONS SHOWN ARE IN N.A.V.D. DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

STREET ADDRESS :
27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

STRAP # & OWNER:
PID #32-47-25-B3-03202.0020
UNKNOWN HEIRS OF
STANTON KENNETH M
OR BOOK 2818, PAGE 3570

WEST 120' (D) 120' (G)
S.89°34'41"W
S.89°38'05"W. 119.97' (M)
RIGHT OF WAY
FIR 5/8" #6690
FIR 5/8" #6690

W. 1ST STREET (P)
(50' ROW)
UNIMPROVED - NOT IN USE
CENTERLINE

49.89' (M)
S.00°41'44"E.
50.0'
48.80' (M)
S.00°35'54"E.
25.0'
25.0'

PARCEL 2

EAST 120' (D)
N.89°34'41"E. 120. (G)
N.89°35'21"E. 119.90' (M)

RIGHT OF WAY
FIRC 1/2" #3553

BLOCK TIE
FIRC 1/2"
NO ID
@BLOCK CORNER

FLANDERS LANE
OCCUPIED
STRAP # & OWNER:
PID #32-47-25-B3-03204.0010
BONITA BEACH LAND LLC
OR BOOK 2309, PAGE 3336

MANHOLE
RIM ELEVATION = 10.2' NAVD
NORTH 8" PIPE
INVERT ELEVATION = 4.4' NAVD
SOUTH 8" PIPE
INVERT ELEVATION = 4.5' NAVD

44.7'
FIR 5/8" NO ID
MH
BM CENTRAL (ADJ) = SPK&D #6569 = ELEV. 10.1'+/- NAVD
130.0'

GOPHER TORTOISE TABLE
HOLES LOCATED PER:
OWEN ENVIROMENTAL CONSULTATING
(239) 994-9007

= ACTIVE TORTOISE HOLES

= INACTIVE TORTOISE HOLES

GOPHER TORDISE HOLES DEPICTED HEREON RECTIFIED FROM TREE SURVEY BY OWEN ENVIROMENTAL CONSULTING
(239) 595-1292
(ARE FOR PICTORAL USE ONLY)

N
W E
S

SCALE 1" = 20'

0 20 40

REMAINDER OF
SECTION 32, TOWNSHIP 47, RANGE 25 EAST,
STRAP # & OWNER:
PID #32-47-25-B3-03202.0010
RIPLEY LAND CO LLC
OR BOOK 1747, PAGE 1314

260' (D) 260' (G) 260.08' (M)
NORTH N.00°38'49"W. N.00°37'42"W.

PARCEL 1
VACANT
HEAVY VEGETATION
PID #32-47-25-B3-03202.0080
31211 SQ. FEET MORE OR LESS
0.72 ACRES MORE OR LESS
INSTRUMENT # 2023000292132

260.16' (M) 260' (G) 260' (D)
S.00°40'12"E. S.00°38'49"E. SOUTH

WEST 65' (D)
S.89°34'41"W. 65' (G)
S.89°46'50"W. 65' (C)

CD

MH
MANHOLE
(LOCATED HALF CSV - HALF GRASS)
RIM ELEVATION = 11.0' NAVD
NORTH 8" PIPE
INVERT ELEVATION = 5.4' NAVD

CSV
EDGE OF PAVEMENT
EDGE OF PAVEMENT
NOTE: THE ELEVATIONS ALONG THE EAST RIGHT OF WAY MAY VARY DO TO AREA BEING USED AS CONSTRUCTION LAY DOWN.
RIGHT OF WAY

VACANT
STRAP # & OWNER:
PID #32-47-25-B3-03201.0010
BONITA BEACH LAND LLC
INSTRUMENT # 2019000214863

BM SOUTH (ADJ) = SPK&D #6569 = ELEV. 10.7'+/- NAVD

SOUTH BOUND LANES CENTERLINE
IMPERIAL RIVER ROAD (130' ROW)

FIR 1/2" NO ID
RIGHT OF WAY
CONC. POLE
WEST 120.' (D) S.89°34'41"W. 120' (G) S.89°37'27"W. 120.09' (M)
POB FIR 1/2" NO ID
ELEC.
HYD
WB IN CONC.
CB IN CONC.
FPK&D #5151
CONC PP
TEL
OVERHEAD LINES
OVERHEAD LINES
NORTH LINE OF BONITA BEACH RD
VLV
VLV
CSV
E CVG
EDGE OF PAVEMENT
INLET
CROSS WALK AREA
90.00'
50.0'
31.2' (C)
NORTH N.00°38'49"W. N 00°38'49" W
WEST 665' (D) S.89°34'41"W. 665' (G) S 89°41'54" 664.94' W (C)
EAST LINE OF SECTION
E CVG
CURB & GUTTER
WEST BOUND LANES
FPK&D NO ID
FPK&D NO ID
EDGE OF PAVEMENT
CENTERLINE
PAVERS
BONITA BEACH ROAD (100' ROW)
10.4' (C)
FPK&D ILLEG
SOUTH LINE OF SECTION 32
POC
SE CORNER OF SECTION 32, TOWNSHIP 47, RANGE 25 EAST, CERTIFIED CORNER RECORD DOCUMENT #097458

VICINITY MAP

(NOT TO SCALE)

IMPERIAL SHORES BLVD
SITE
IMPERIAL RIVER ROAD
700 FEET
BONITA BEACH ROAD
WEST DR
VANDERBILT DRIVE
LEE COUNTY, FLORIDA

N
W E
S

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA WEST ZONE), WHICH IS GRID NORTH AS ESTABLISHED BY NOS, AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.
GPS= GLOBAL POSITIONING SYSTEM

QUALITY CONTROL
BY : _____ DATE : 8/27/2024

CERTIFICATION :
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE.

BY : NOT SIGNED SURVEY DATE : _____

CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

NOT VALID WITHOUT SHEETS 1, 2, 3, & 5 OF 5

DATE	BY	REVISION
08/22/24	JMS	UPDATE PROPERTY

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS LB-6569
9220 BONITA BEACH ROAD, SUITE 200
BONITA SPRINGS, FLORIDA 34135
239-404-7129 239-590-2795
239-250-2792 239-370-1139
3884 PROGRESS AVE., SUITE 104
NAPLES, FLORIDA 34104

27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

PROJECT
PARCEL IN 32-47-25
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

TITLE
SURVEY SKETCH FOR SITE PLAN ONLY

SHEET 4 OF 5
W.O. NO. 25-21008
DRN. BY LOU
PAR. CHF. NICK

SURVEY SKETCH OF: SURVEY FOR SITE PLAN ONLY

SKETCH OF : COMPOSITE SKETCH OF LAND SURVEY, TREE SURVEY, GOPHER TORTOISE SURVEY TOGETHER

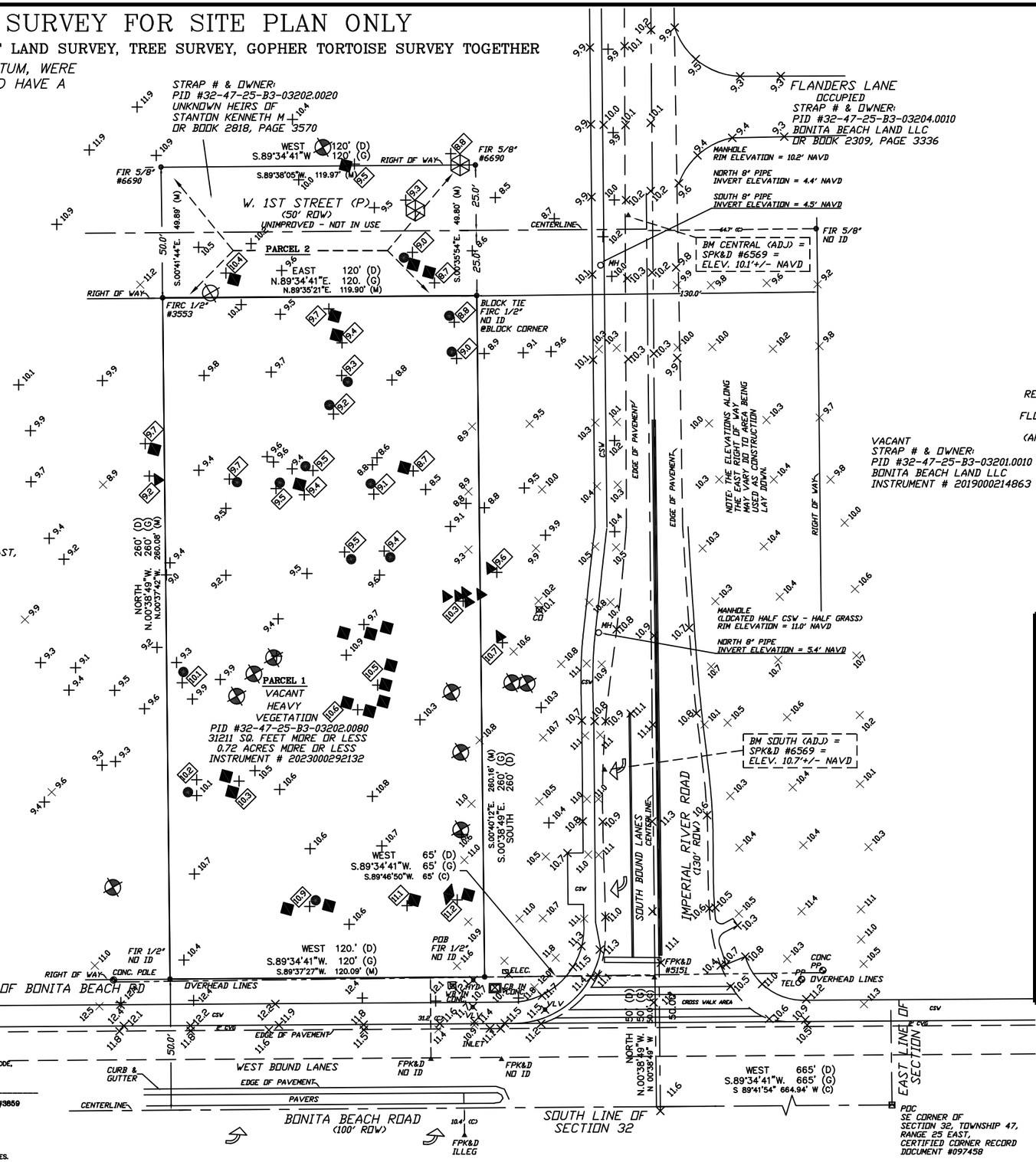
ELEVATIONS SHOWN ARE IN N.A.V.D. DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
COPYRIGHT 2025; F.L.A. SURVEYS CORP.

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

STREET ADDRESS :
27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA



TREE TABLE

TREES LOCATED PER:
NICK ROACH WITH
FLORIDA WETLAND
CONSULTANTS
(239) 595-1292

= LIVE OAK
= CABBAGE PALMS
= SLASH PINES
= GUMBO LIMBO
= SAND LIVE OAK

TREES DEPICTED HEREON
RECTIFIED FROM TREE SURVEY
BY NICK ROACH WITH
FLORIDA WETLAND CONSULTANTS
(239) 595-1292
(ARE FOR PICTORAL USE ONLY)

10.4 = SPOT ELEVATION IN NAVD DATUM
10.4 = TREE BASE ELEVATIONS
= CURRENT DIRECTION OF DRAINAGE FLOW

NOTE:
ELEVATIONS SHOWN HEREON MAY BE INTERPOLATED

GOPHER TORTOISE TABLE

HOLES LOCATED PER:
OWEN ENVIROMENTAL
CONSULTATING
(239) 994-9007

= ACTIVE TORTOISE HOLES
= INACTIVE TORTOISE HOLES

GOPHER TORTOISE HOLES
DEPICTED HEREON
RECTIFIED FROM TREE SURVEY
BY OWEN ENVIROMENTAL
CONSULTING
(239) 595-1292
(ARE FOR PICTORAL USE ONLY)

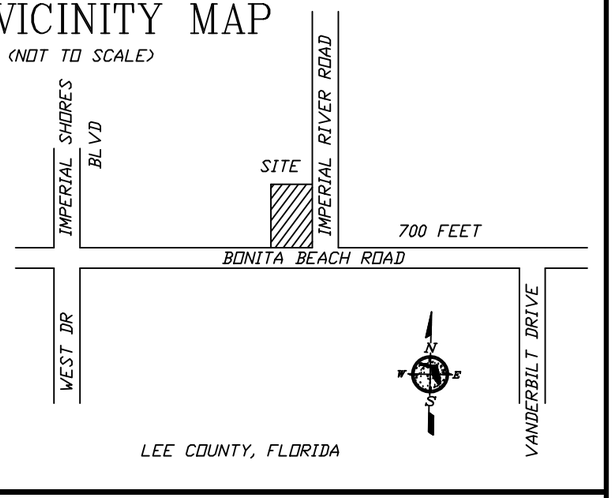
N
W E
S

SCALE 1" = 20'

0 20 40

VICINITY MAP

(NOT TO SCALE)



QUALITY CONTROL
BY : Mary E. Finstad DATE : 8/27/2024

CERTIFICATION :
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE.

BY : NOT SIGNED SURVEY DATE :

CLINTON W. FINSTAD, PE, CFM, PLS #2463 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA WEST ZONE), WHICH IS GRID NORTH AS ESTABLISHED BY NOS, AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.
GPS= GLOBAL POSITIONING SYSTEM

NOT VALID WITHOUT SHEETS 1, 2, 3, & 4 OF 5

DATE	BY	REVISION
06/22/24	JMS	UPDATE PROPERTY

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS LB-6569
9220 BONITA BEACH ROAD, SUITE 200, BONITA SPRINGS, FLORIDA 34135
239-404-7129 239-592-2725 239-290-2782 239-370-1139
3884 PROGRESS AVE., SUITE 104, NAPLES, FLORIDA 34104

27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

PROJECT: PARCEL IN 32-47-25
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

TITLE: SURVEY SKETCH FOR SITE PLAN ONLY

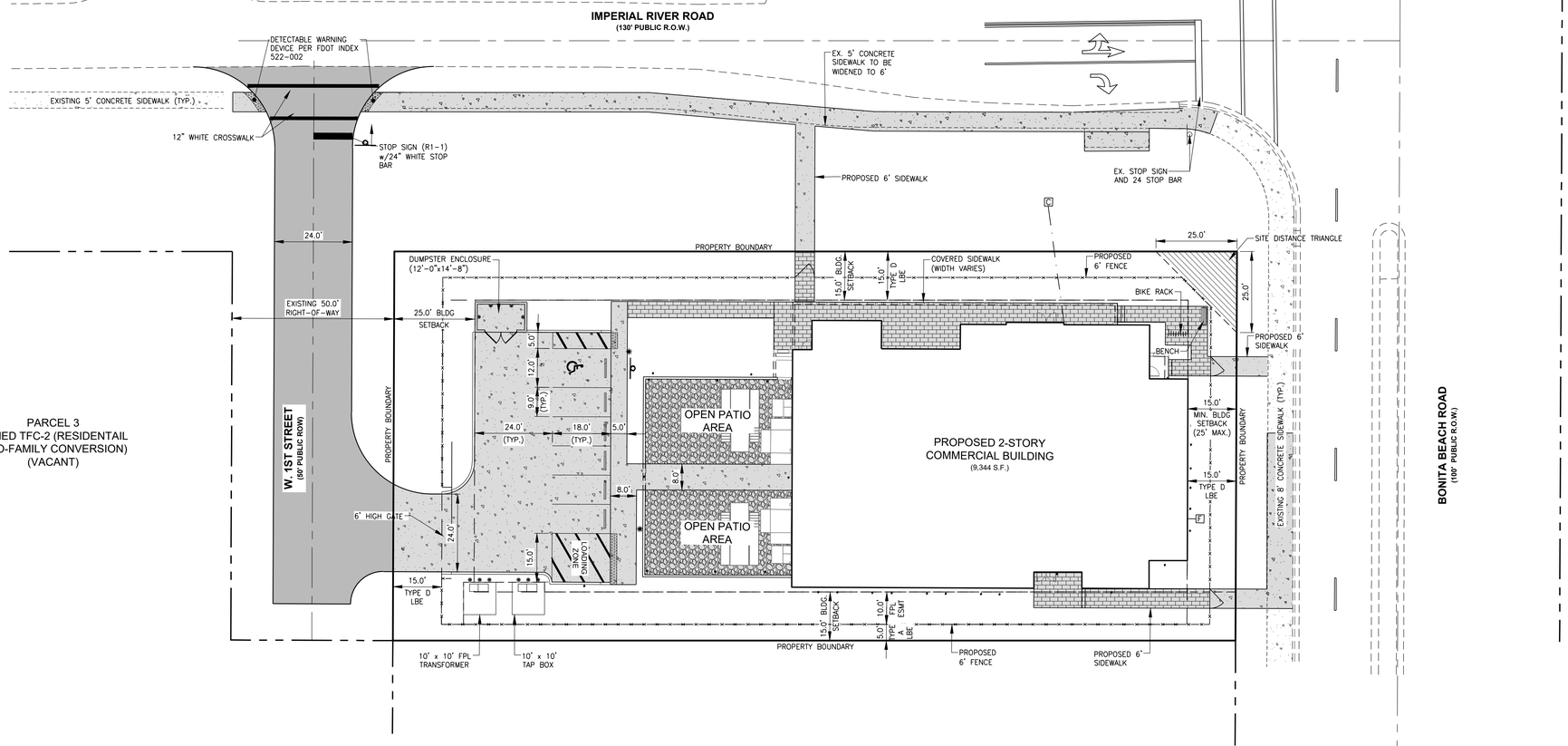
SHEET 5 OF 5
W.O. NO. 25-21008
DRN. BY LOU
PAR. CHF. NICK

ATTACHMENT A

N

0 10' 20' 40'

SCALE: 1" = 20'



LEGEND

- EX. PAVEMENT
- PROP. PAVEMENT
- EX. CONCRETE
- PROP. CONCRETE
- PROP. PAVERS

Revision	Date	Description	By

DESIGNED BY: OGMA
DRAWN BY: S.U.
APPROVED: D.W.A.
JOB CODE: TBBRDO
SCALE:

GradyMinor
a Pape-Dawson company

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

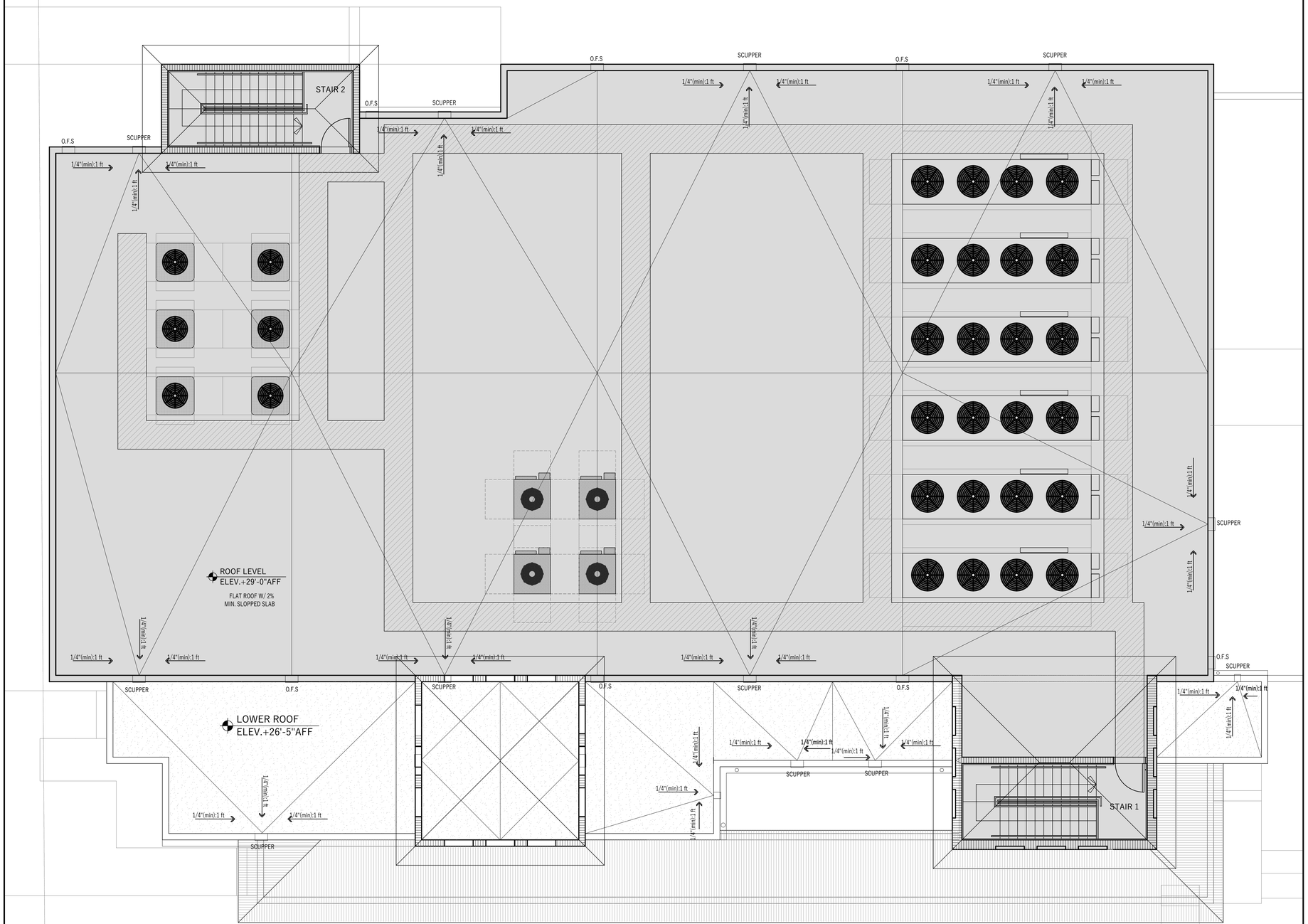
TELCOFACILITIES DATA CENTER

SPECIAL EXCEPTION SITE PLAN
REVISED MAY 16, 2025

MUNICIPALITY: BONITA SPRINGS
SEC/TWNSHP/RNG: 32/47S/25E
DATE: NOVEMBER 2024
SUBMITTAL TYPE: SPECIAL EXCEPTION
SHEET 1 OF 1

C:\PLANNING\PROJ - PLANNING\TBBRDO TELCOFACILITIES BONITA BEACH ROAD (SPE24-11840-BOS)\DRAWINGS\TBBRDO-CONCEPTUAL PLAN 2025-05-15.DWG 5/16/2025 8:06 AM

ATTACHMENT B



1 ROOF LEVEL FLOOR PLAN

A-103

SCALE: 3/16" = 1'-0"

NORTH

MEP+FP ENGINEER:

INGEMEL S.A.
ENGINEERING COMPANY

State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:

CONCEPT DESIGN STUDIO
Arquitecture & Planning

10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:

GradyMinor

3800 Via del Rey Bonita
Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:

JCA ENGINEERS LLC

14449 SW 17 ST.
Miami, FL, 33175
Ph. (305) 979-6507

P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

ROOF LEVEL
FLOOR PLAN

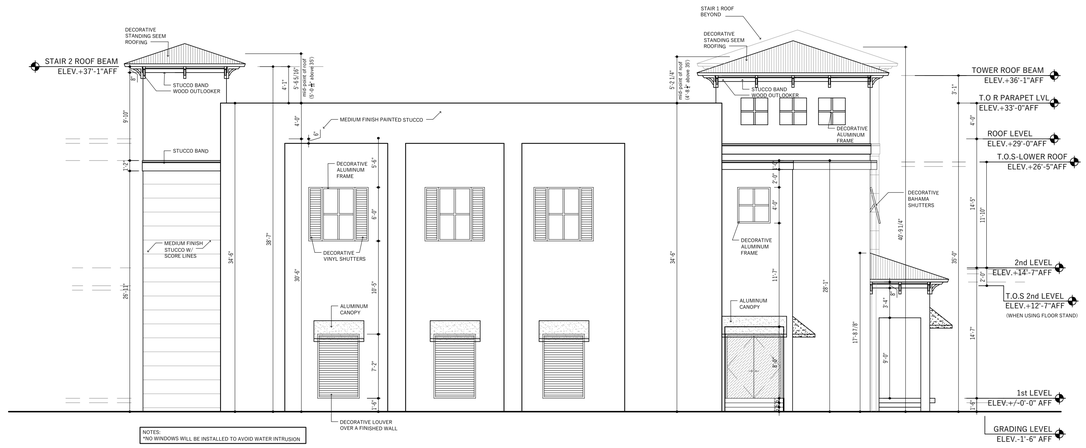
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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:

A-103

SHEET:	OF:



SOUTH ELEVATION (BONITA BEACH RD)



EAST ELEVATION (IMPERIAL RIVER RD)

1
A-202

PROPOSED SOUTH AND EAST EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

MEP+FP ENGINEER:

INGEMEL S.A.
ENGINEERING COMPANY

State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:

CONCEPT DESIGN STUDIO
Arquitecture & Planning

10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:

GradyMinor

3800 Via del Rey Bonita
Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:

JCA ENGINEERS LLC

14449 SW 17 ST.
Miami, FL, 33175
Ph. (305) 979-6507

P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

SOUTH AND EAST ELEVATIONS

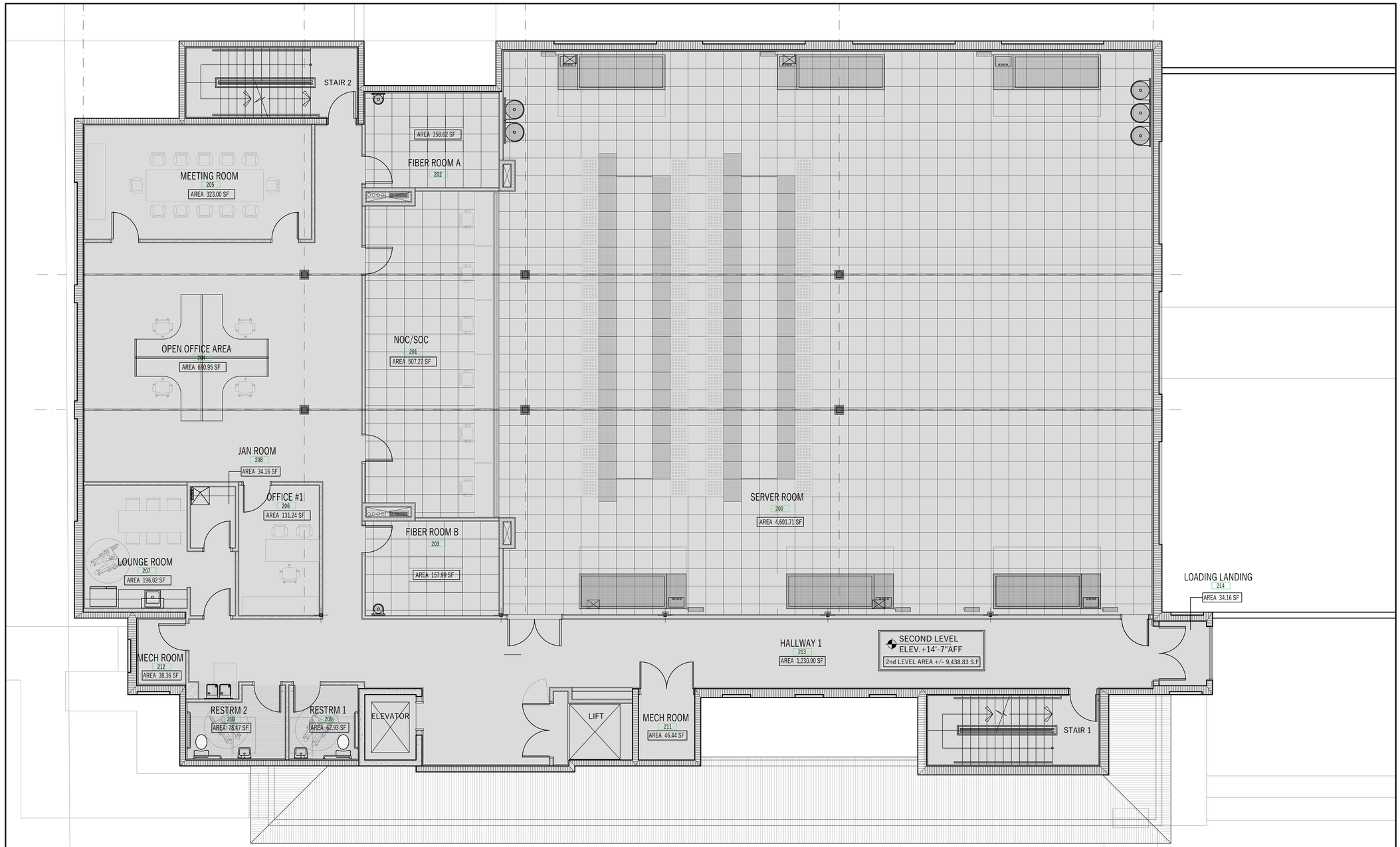
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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:

A-201

SHEET:	OF:



LIFE SAFETY LEGEND

- PATH OF TRAVEL.
- EXIT SIGN/ DIRECTION TO EXIT.
- EMERGENCY LIGHTS. W/BATTERY BACKUP
- FE — ABC FIRE EXTINGUISHER IN A CABINET (SEMI-RECESSED)
- SPRINKLER LINE/HEAD
- P — PULL STATION
- STROBE/HORN COMBO
- SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- HEAT DETECTOR

NOTE:
EQUIPPED W/AUTOMATIC FIRE SPRINKLER SYSTEM AT OFFICE AREA, STORAGES, MECHANICAL ROOMS, BATHROOMS, KITCHENETTE AND HALLWAYS, ALL OTHER ROOMS WILL HAVE "CLEAN AGENT FM200"

WALL & SYMBOL LEGEND:

- A — CONCRETE WALLS AND/OR COLUMN
- B — CONCRETE MASONRY UNIT (CMU) WALLS (MIN. 2 HR-RATED)
- C — NON-RATED MTL. STUD PARTITION. INSTALL GYP. BOARD 6" ABOVE SUSPENDED CLG. (USE 1/2" CEMENTITIOUS AT WET WALLS)
- D — 1HR-RATED MTL. STUD PARTITION (FULL HEIGHT) (G.C TO SEE STRUCT. DTL FOR STUD GAUGE AND SPACING)
- E — 2 HR-RATED PARTITION (FULL HEIGHT) (G.C TO SEE STRUCT. DTL FOR STUD GAUGE AND SPACING)

NOTE: G.C TO COORDINATE FURRING SPACE SIZE TO PROVIDE FI-FOIL R-5.1 INSULATION THROUGHOUT ALL EXTERIOR WALLS; R-11 AT BATHROOM AND R-30 RIGID INSULATION AT ROOF
*ROOFING SYSTEM (FOAMULAR THERMAPINK "XPS" BY OWENS CORNING)

- 105-1 — DOOR DESIGNATION
- W-1 — WINDOW DESIGNATION
- L-1 — LOUVER DESIGNATION
- A — REFER TO KEY NOTE DESIGNATION
- SHEET 1 — REFER TO ROOM INTERIOR ELEVATION "1" DESIGNATION
- 2'x2' RAISED FLOOR TILE, WHEN SHOWN WITH HATCH W/CIRCLES INDICATES A PERFORATED TILE FOR VENTILATION

NORTH

1 / A-102 **SECOND LEVEL FLOOR PLAN**
SCALE: 3/16" = 1'-0"

MEP+FP ENGINEER:
INGEMEL S.A. ENGINEERING COMPANY
State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:
CONCEPT DESIGN STUDIO Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:
GradyMinor
3800 Via del Rey Bonita
Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:
JCA ENGINEERS LLC
14449 SW 17 ST.
Miami, FL. 33175
Ph. (305) 979-6507

P.E. SEAL
TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:
TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

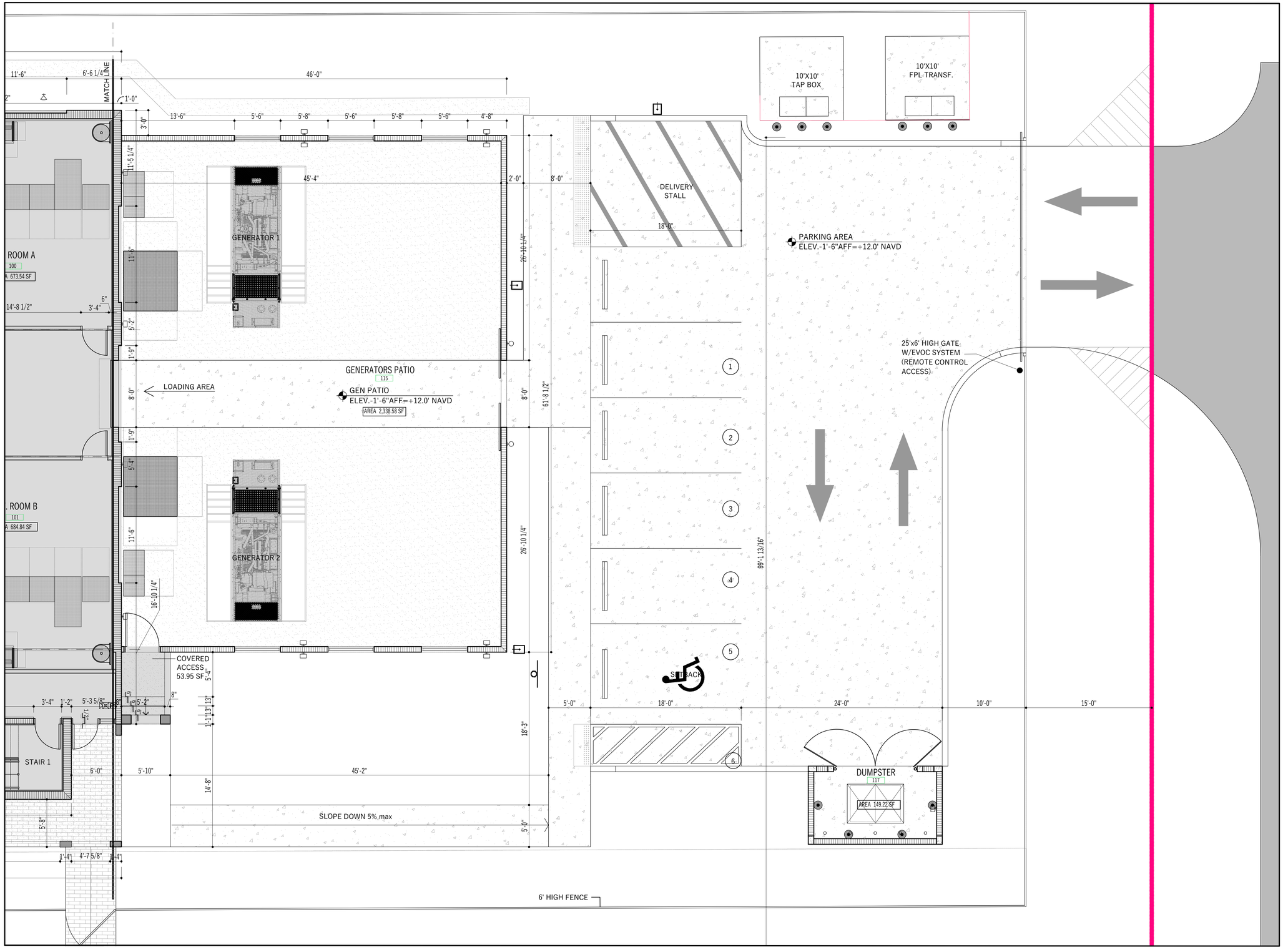
CONTENTS:
SECOND LEVEL FLOOR PLAN

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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:
A-102

SHEET: OF:



GROUND LEVEL FLOOR PLAN - PARTIAL B

1 / A-101B

SCALE: 3/16" = 1'-0"

NORTH

MEP+FP ENGINEER:

INGEMEL S.A.
ENGINEERING COMPANY

State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:

CONCEPT DESIGN STUDIO
Arquitecture & Planning

10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:

GradyMinor

3800 Via del Rey Bonita
Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:

JCA ENGINEERS LLC

14449 SW 17 ST.
Miami, FL, 33175
Ph. (305) 979-6507

P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

GROUND LEVEL FLOOR PLAN (SIDE B)

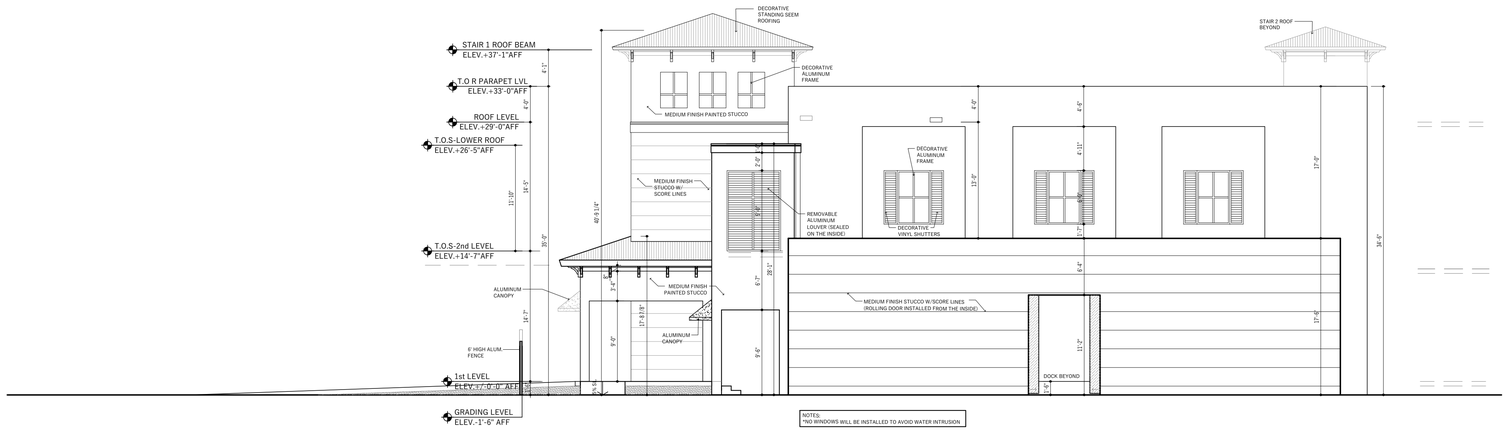
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DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

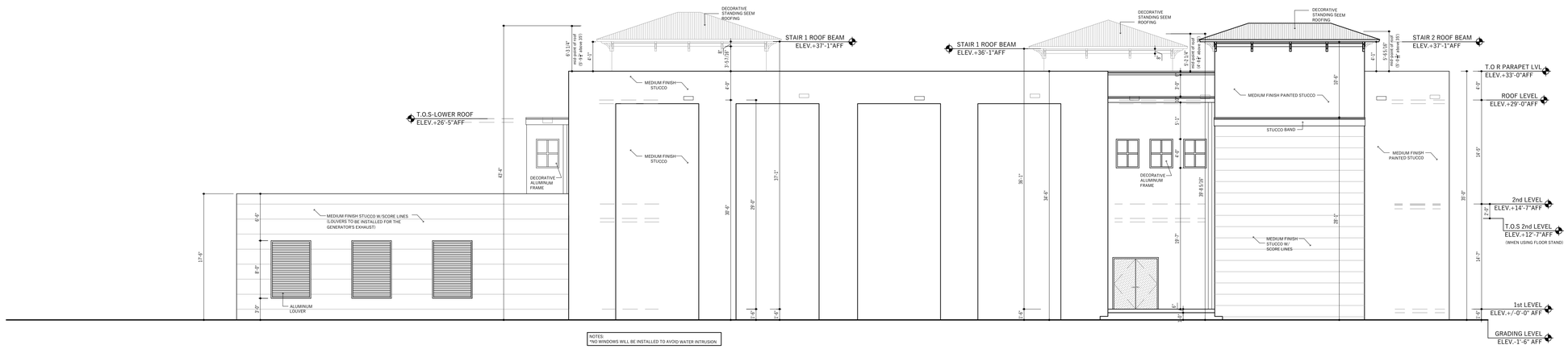
SHEET No.:

A-101B

SHEET:	OF:



NORTH ELEVATION (SERVICE ROAD)



WEST ELEVATION

1
A-201

PROPOSED NORTH AND WEST EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

NORTH

MEP+FP ENGINEER:

INGEMEL S.A.
ENGINEERING COMPANY

State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:

CONCEPT DESIGN STUDIO
Arquitecture & Planning

10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:

GradyMinor

3800 Via del Rey Bonita
Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:

JCA ENGINEERS LLC

14449 SW 17 ST.
Miami, FL, 33175
Ph. (305) 979-6507

P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

NORTH AND WEST ELEVATIONS

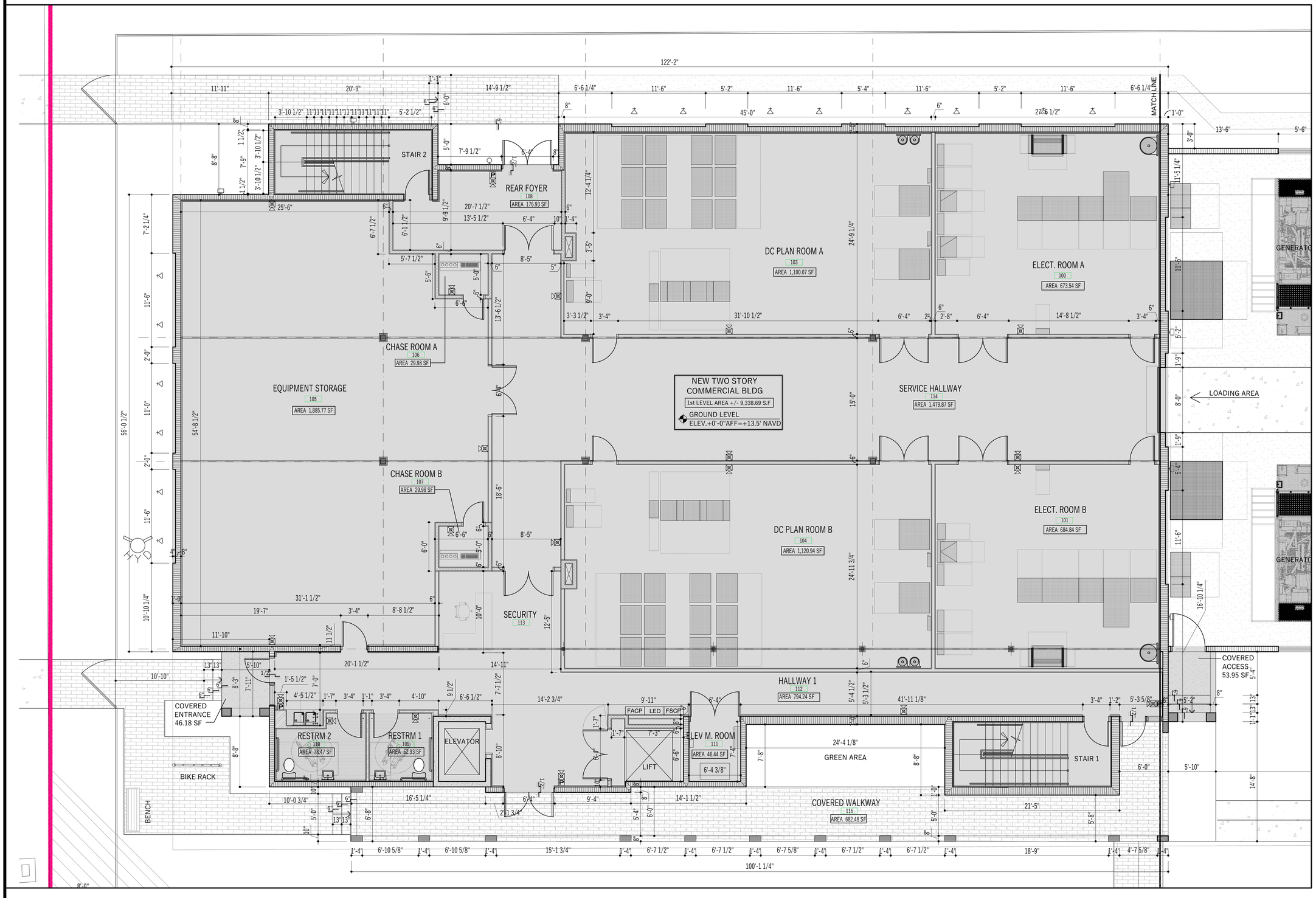
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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:

A-202

SHEET: OF:



1 A-101A

GROUND LEVEL FLOOR PLAN - PARTIAL A

SCALE: 3/16" = 1'-0"

NORTH

MEP+FP ENGINEER:

INGEMEL S.A.
ENGINEERING COMPANY

State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:

CONCEPT DESIGN STUDIO
Arquitecture & Planning

10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:

GradyMinor

3800 Via del Rey Bonita
Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:

JCA ENGINEERS LLC

14449 SW 17 ST.
Miami, FL, 33175
Ph. (305) 979-6507

P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

GROUND LEVEL FLOOR PLAN (SIDE A)

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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:

A-101A

SHEET:	OF:



SOUTH ELEVATION (BONITA BEACH RD)



EAST ELEVATION (IMPERIAL RIVER RD)

COLOR SCHEME:

SW 9542 Natural White	SW 9583 Sanctuary	SW 7036 Accessible Beige	SW 7037 Balanced Beige	SW 9619 Teakwood	SW 7048 Urbane Bronze
Emerald® Designer Edition™	Emerald® Designer Edition™			Emerald® Designer Edition™	

LEGEND:

- 1 PAINT OVER STUCCO W/ MEDIUM TEXTURE FINISH
- 2 1/2" WIDE x 1/4" DEEP SCORE LINES ON THE STUCCO
- 3 PRE-FAB ALUMINUM CANOPY (COLOR: DARK BRONZE)
- 4 DECORATIVE ALUM. FRAME (NO GLASS INSERT); COLOR: DARK BRONZE
- 5 DECORATIVE VINYL SHUTTER; COLOR: DARK BRONZE
- 6 SOLID METAL DOOR PAINTED. (HURRICANE IMPACT RESISTANCE); COLOR : URBANE BRONZE (SW 7048)
- 7 ALUMINUM LOUVER; COLOR: DARK BRONZE
- 8 METAL FLASHING ALONG TOP OF WALL (SLOPPED TOWARDS THE INSIDE)
- 9 PAINT OVER STUCCO SCORED BANDS (8") W/MEDIUM TEXTURE FINISH
- 10 PAINT OVER STUCCO SCORED BANDS (12") W/MEDIUM TEXTURE FINISH
- 11 PAINT OVER STUCCO SCORED BANDS (14") W/MEDIUM TEXTURE FINISH
- 12 ALUMINUM FENCE; COLOR: URBANE BRONZE (SW 7048)
- 13 WOOD OUTLOOKS; COLOR: URBANE BRONZE (SW 7048)

COLOR SCHEME FOR WALLS AND BANDS:

- 1 SHERWIN WILLIAMS-NATURAL WHITE (SW 9542)
- 2 SHERWIN WILLIAMS-SANCTUARY (SW 9583)
- 3 SHERWIN WILLIAMS-ACCESSIBLE BEIGE (SW 7036)
- 4 SHERWIN WILLIAMS-BALANCE BEIGE (SW 7037)
- 5 SHERWIN WILLIAMS-TEAKWOOD (SW 9619)

1 A-202C

PROPOSED SOUTH AND EAST COLORED EXTERIOR ELEVATIONS

SCALE: N.T.S

NORTH

MEP+FP ENGINEER:

INGEMEL S.A. ENGINEERING COMPANY

State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:

CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:

GradyMinor
3800 Via del Rey Bonita
Springs, FL, 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:

JCA ENGINEERS LLC
14449 SW 17 ST.
Miami, FL, 33175
Ph. (305) 979-6507

P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

SOUTH AND EAST ELEVATIONS (COLORED)

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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

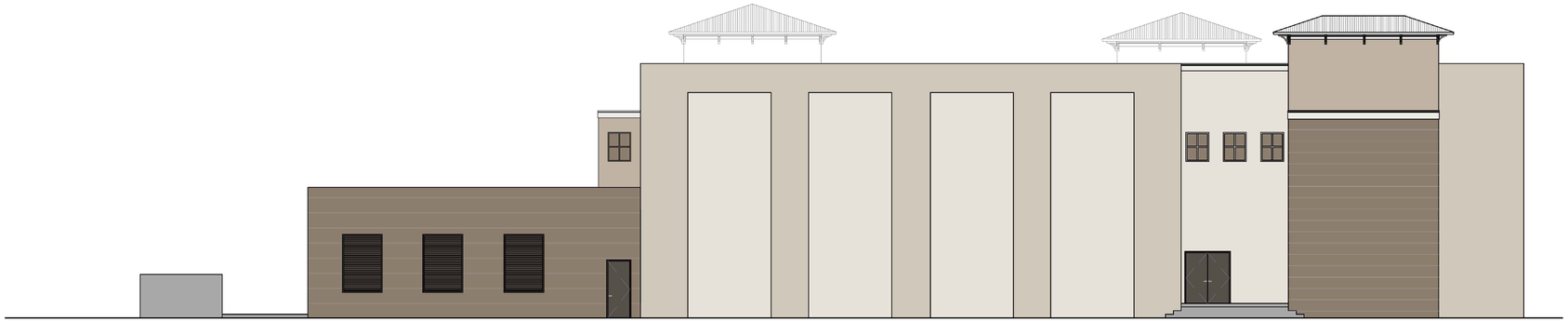
SHEET No.:

A-201C

SHEET:	OF:



NORTH ELEVATION (SERVICE ROAD)



WEST ELEVATION

COLOR SCHEME:

SW 9542 Natural White	SW 9583 Sanctuary	SW 7036 Accessible Beige	SW 7037 Balanced Beige	SW 9619 Teakwood	SW 7048 Urbane Bronze
Emerald® Designer Edition™	Emerald® Designer Edition™			Emerald® Designer Edition™	

LEGEND:

1. PAINT OVER STUCCO W/ MEDIUM TEXTURE FINISH
2. 1/2" WIDE x 1/4" DEEP SCORE LINES ON THE STUCCO
3. PRE-FAB ALUMINUM CANOPY (COLOR: DARK BRONZE)
4. DECORATIVE ALUM. FRAME (NO GLASS INSERT); COLOR: DARK BRONZE
5. DECORATIVE VINYL SHUTTER; COLOR: DARK BRONZE
6. SOLID METAL DOOR PAINTED. (HURRICANE IMPACT RESISTANCE); COLOR : URBANE BRONZE (SW 7048)
7. ALUMINUM LOUVER; COLOR: DARK BRONZE
8. METAL FLASHING ALONG TOP OF WALL (SLOPPED TOWARDS THE INSIDE)
9. PAINT OVER STUCCO SCORED BANDS (8") W/MEDIUM TEXTURE FINISH
10. PAINT OVER STUCCO SCORED BANDS (12") W/MEDIUM TEXTURE FINISH
11. PAINT OVER STUCCO SCORED BANDS (14") W/MEDIUM TEXTURE FINISH
12. ALUMINUM FENCE; COLOR: URBANE BRONZE (SW 7048)
13. WOOD OUTLOOKS; COLOR: URBANE BRONZE (SW 7048)

COLOR SCHEME FOR WALLS AND BANDS:

1. SHERWIN WILLIAMS-NATURAL WHITE (SW 9542)
2. SHERWIN WILLIAMS-SANCTUARY (SW 9583)
3. SHERWIN WILLIAMS-ACCESSIBLE BEIGE (SW 7036)
4. SHERWIN WILLIAMS-BALANCE BEIGE (SW 7037)
5. SHERWIN WILLIAMS-TEAKWOOD (SW 9619)

1 A-201C

PROPOSED NORTH AND WEST COLORED EXTERIOR ELEVATIONS

SCALE: N.T.S

NORTH

MEP+FP ENGINEER:
INGEMEL S.A. ENGINEERING COMPANY
State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:
CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:
GradyMinor
3800 Via del Rey Bonita
Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:
JCA ENGINEERS LLC
14449 SW 17 ST.
Miami, FL, 33175
Ph. (305) 979-6507

P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:
TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

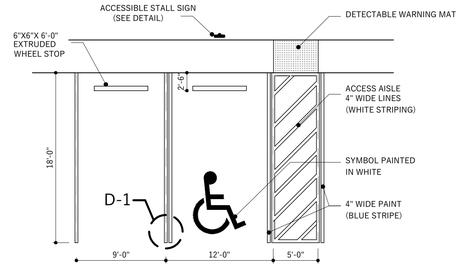
CONTENTS:
NORTH AND WEST ELEVATIONS (COLORED)

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DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

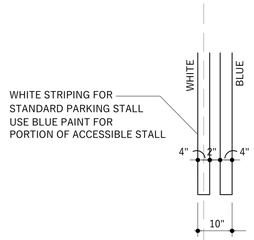
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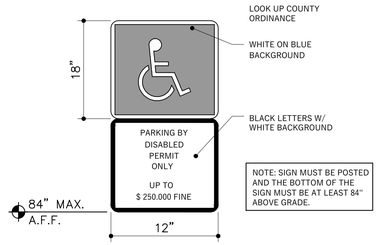


NOTE:
ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:48 (2%) IN ALL DIRECTIONS.

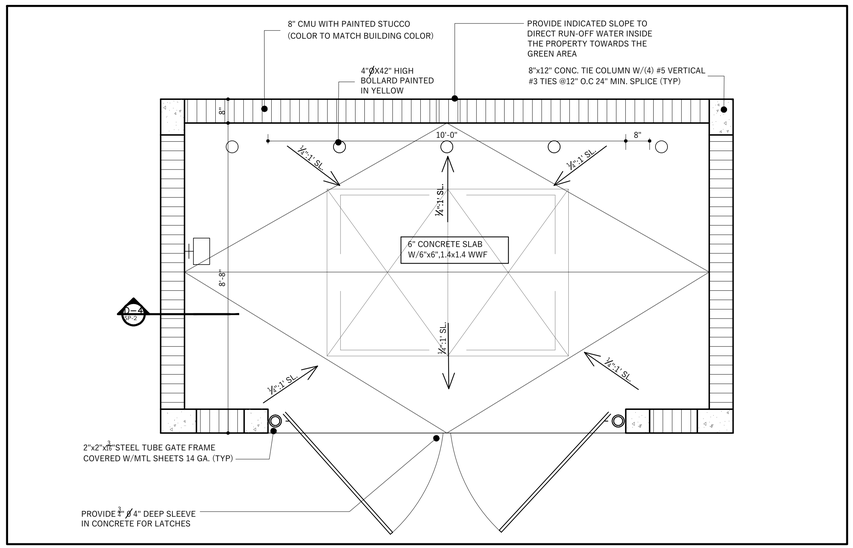
ACCESSIBLE PARKING DETAIL & TYP. PARKING
N.T.S.



D-1 / SP-1 STRIPING DETAIL
N.T.S.



ACCESSIBLE STALL SIGN DETAIL
N.T.S.

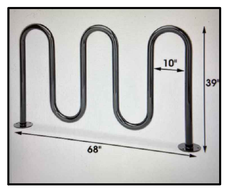


1 SP-102 DUMPSTER ENCLOSURE FLOOR PLAN
SCALE: 1/2" = 1'-0"

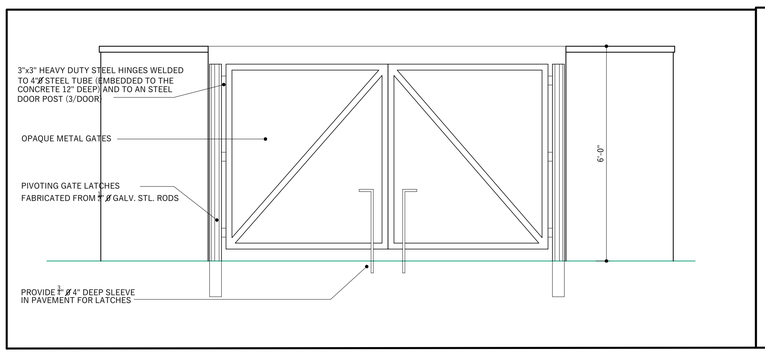




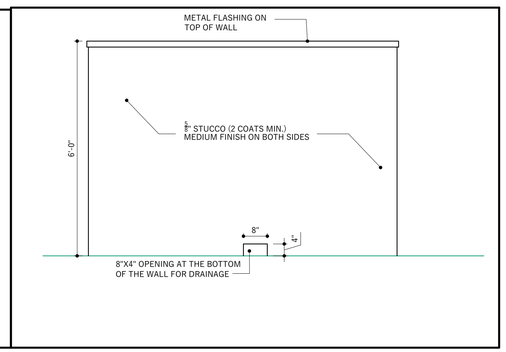
6 SP-102 PERIMETER FENCE AND GATE INTENT IMAGES
SCALE: N.T.S



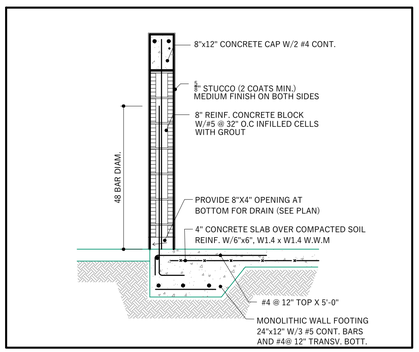
5 SP-102 BIKE RACK DETAIL
SCALE: N.T.S



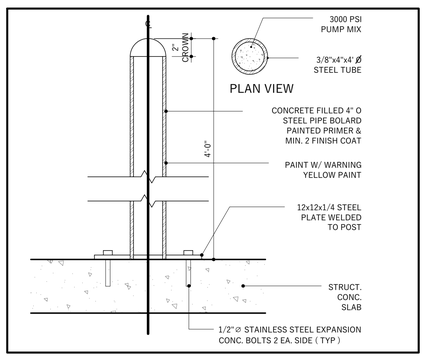
2 SP-102 DUMPSTER ENCLOSURE FRONT VIEW
SCALE: 1/2" = 1'-0"



3 SP-102 DUMPSTER ENCL. SIDE VIEW
SCALE: 1/2" = 1'-0"



4 SP-102 DUMPSTER ENCL.SECTION
SCALE: 1/2" = 1'-0"



5 SP-102 STEEL BOLLARD DETAIL
SCALE: 1 1/2" = 1'-0"

MEP+FP ENGINEER:
INGEMEL S.A.
ENGINEERING COMPANY
State of Florida CA No. 9113
20871 Johnson Street, Suite 115
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PHONE: 786.367.1371

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Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:
JCA ENGINEERS LLC
14449 SW 17 ST.
Miami, FL, 33175
Ph. (305) 979-6507

P.E. SEAL
TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:
TELCO FACILITIES
TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

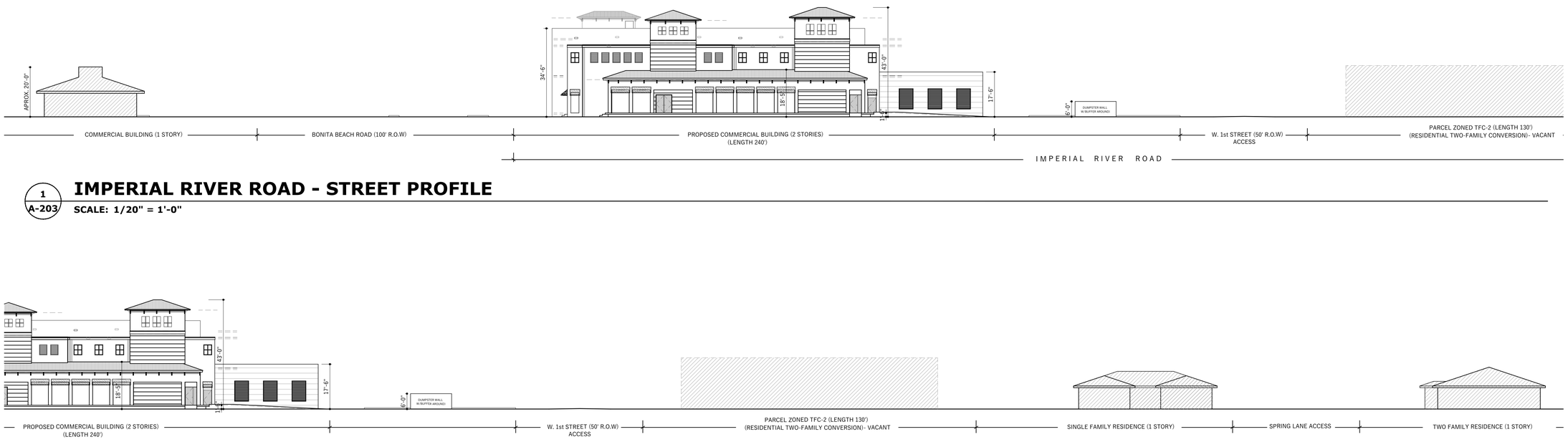
CONTENTS:
SITE PLAN
DATA-DETAILS

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APPROVED:	PROJECT NO.:

SHEET No.:
SP-102

SHEET:	OF:



1
A-203

IMPERIAL RIVER ROAD - STREET PROFILE

SCALE: 1/20" = 1'-0"

2
A-203

IMPERIAL RIVER ROAD - STREET PROFILE

SCALE: 1/20" = 1'-0"







VIEWS FROM THE CORNER OF IMPERIAL RIVER ROAD AND BONITA BEACH ROAD WITH PROPOSED BUILDING INSERTED

MEP+FP ENGINEER:

INGEMEL S.A.
ENGINEERING COMPANY

State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:

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P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

STREET
BLDG PROFILE

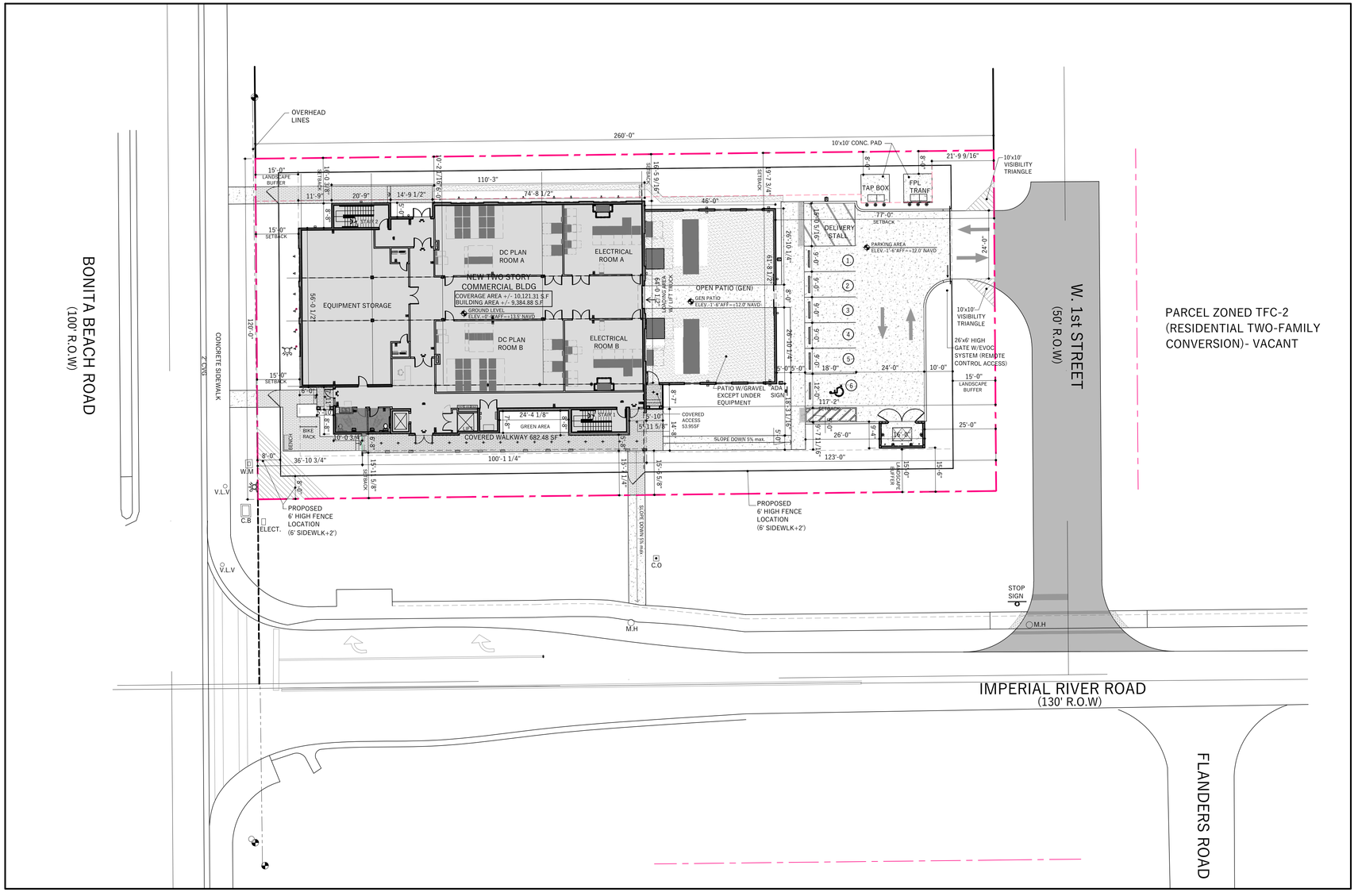
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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:

A-203

SHEET:	OF:



SITE INFORMATION (CITY OF BONITA SPRINGS)

LEGAL DESCRIPTION: SEE SURVEY PLAN		
ZONING DISTRICT:	B.B. RD. CORRIDOR OVERLAY-BEACH ZONE DEVELOPMENT	
PROJECT USE:	ESSENTIAL SERVICE FACILITY- GROUP II	
FLOOD ZONE:	X-500 (SPECIAL FLOOD HAZARD) BUILDING FINISH FLOOR ELEVATION: 12" ABOVE C.O.R	
	REQUIRED	PROVIDED
BUILDING STRUCTURE HEIGHT	35'	34'-6" (top of roof parapet)
ITEMS ABOVE ALLOWED HEIGHTS	EXCEPTION SEC 4-1872(b-3)	
STAIR 1 MID ROOF HEIGHT ABOVE MAX.	3 towers <20% of roof area	5'-9 1/2"
STAIR 2 MID ROOF HEIGHT ABOVE MAX.		5'-0 3/4"
TOWER MID ROOF HEIGHT ABOVE MAX.		4'-8 1/2"

AREA CALCULATION

	REQUIRED	PROVIDED
GROSS SITE 31,200 S.F.(.716 acres)		
COVERAGE AREA	40% (12,480.00 SF)	
BUILDING AREA		9,338.69 SF
COVERED WALKWAY		682.48 SF
COVERED BLDG ENTRANCE		46.18 SF
COVERED ENTRY TO TRANSF. PATIO		53.95 SF
		10,121.30 SF(32.44%)
IMPERVIOUS AREA		
BUILDING COVERAGE AREA		10,121.30 SF(32.44%)
UNCOVERED GENERATOR AREA (CONCRETE PATH ONLY)		926.02 SF
DUMPSTER		149.33 SF
TRANSFORMER PAD		200.00 SF
OPEN CONC. WALKWAYS AND STEPS		1,144.85 SF
PARKING/DRIVEWAY (ASPHALT)		3,426.58 SF
		5,846.78 SF (18.74%)
TOTAL OPEN AREA (IMPERVIOUS)		15,968.08 SF (51.18%)
LANDSCAPE		
OPEN AREA (PERVIOUS)	20% min(6,242.29 SF)	15,231.92 SF(48.82%)
BUFFER FROM ROADWAY	15' min (Type D)	
BUFFER AROUND BLDG		
GRAVEL AT GEN. PATIO		

PARKING CALCULATION

	REQUIRED	PROVIDED
BUSINESS USE OFFICE 1,800 S.F./300	6 SPACES	6 SPACES(5 STD+1 HC)
INDUSTRIAL USE		NOT OCCUPIED SPACES-EQUIPMENT ONLY
		6 SPACES

SETBACKS

	REQUIRED	PROVIDED
MAIN BUILDING:		
FRONT (BONITA BEACH RD)	15'min-25'max	15'-0"
REAR: Building	20'-0"	117'-2"
Generator wall		77'-0"
SIDE	0' (West)/15'(East)	16'-0 3/4"(West)/ 15'-7 1/4"(East)

1 SP-101 **SITE PLAN**
SCALE: 1/20" = 1'-0"

NORTH

MEP+FP ENGINEER:
INGEMEL S.A. ENGINEERING COMPANY
State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
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P.E. SEAL
TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:
TELCO FACILITIES
TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:
SITE PLAN

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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:
SP-101

SHEET:	OF:

If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS
Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

ATTACHMENT C

PUBLIC HEARING REQUEST
CONVENTIONAL REZONING OR SPECIAL EXCEPTION

ACTION REQUEST INFORMATION

A. Project Name: Telcofacilities, LLC

STRAP Number(s): 32-47-25-B3-03202.0080

B. Type of Request (please check one): ☐ Conventional Rezoning ☒ Special Exception

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Applicant's Name: Telcofacilities, LLC

Mailing Address: 1801 NE 123RD ST #314

City: Miami State: FL Zip: 33181

Phone Number: _____ Ext: _____ E-mail Address: notifications@telcofacilities.com

NOTE: The Applicant must sign the Applicant's Signature and Certification form [**See "PART III"**].

B. Applicant relationship to property: ☒ Owner ☐ Trustee ☐ Option holder ☐ Lessee ☐ Contract Purchaser

☐ Other (indicate): _____

*If the applicant is NOT the owner and the application is NOT City-initiated, submit a **notarized** Authorization Form from the owner to the applicant. Label the attachment "Exhibit I-B-1".

* If the application is City-initiated, enter the date the action was initiated by the City Council: _____

Attach a copy of the "green sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "green sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3".

C. Property Owner's Name: Same as Applicant

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Ext: _____ E-mail Address: _____

D. Date property was acquired by present owner(s): 08/31/2023

E. Is the property subject to a sales contract or sales option? ___X___ NO _____ YES

F. Is owner(s) or contract purchaser(s) required to file a disclosure form? _____NO ___X___YES. If yes, please complete and submit Exhibit I-F (attached).

G. Are there any existing deed restrictions or other covenants on this property which may affect this request?

__×__ NO _____ YES. If yes, submit a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-A-3.

H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).

Name: Q. Grady Minor and Associates, LLC and Pavese Law

Mailing Address: 3800 Via Del Rey

City: Bonita Springs State: FL Zip: 34134

Phone Number: 239-947-1144 Ext: _____ E-mail Address: warnold@gradyminor.com

sumpenhour@gradyminor.com

PART II
GENERAL INFORMATION

A. Nature of Request: (Check applicable answers)

☐ Rezoning FROM: _____ TO: _____

☒ Special Exception for: Group II Essential Service (Data Center)

A. Legal Description and Boundary Sketch: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

__×__ NO. *Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a* certified sketch of description as set out in Chapter 5J-17.053, F.A.C., Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. (labeled Exhibit II-A-2.)

_____ YES. Property is identified as:

Subdivision Name: _____

Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

Section: _____ Township: _____ Range: _____ _____

Attach a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-B-3.

B. Project Street Address: 27695 Imperial River Road

C. General Location of Property (referenced to major streets): _____

Northwest corner of Imperial River Road and Bonita Beach Road

D. Present Use of Property: Is the property vacant? _____ NO __×__ YES

Except for City-initiated requests, if the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the use of the building or structure(s) will be in compliance with all applicable requirements of the land development code.

Briefly describe current use of the property: Undeveloped C-1 zoned

E. Property Dimensions

1. Width (average if irregular parcel): 120 Feet
2. Depth (average if irregular parcel): 260 Feet
3. Frontage on road or street: 120 Feet on Bonita Beach Road (Name of street)
4. Total land area: 0.72+/- Acres or Square Feet

F. Facilities

1. Fire District: Bonita Springs
2. Sewer Service Supplier: BSU
3. Water Service Supplier: BSU

PART III
AFFIDAVIT

I, _____, certify that I am the owner or owner's authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Bonita Springs Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

STATE OF: _____ COUNTY OF: _____

Signature: _____

Signatory's Printed Name: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence ☐ or online notarization, this

_____ (day) of _____, (month) _____ (year), by _____ (name of

person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: _____

PART IV - SUBMITTAL REQUIREMENTS

APPLICATION TYPE	COPIES	EXHIBIT	ITEM
All	1		Completed application
All	1		Application Fee
All	1		Summary of Neighborhood Informational Meeting
All	1		Area Location Map
All	1	I-B-1	**Notarized** Authorization Form (if applicable)
City Initiated	1	I-B-2	Green Sheet (If applicable)
City Initiated	1	I-B-3	List of Property Owners (If applicable)
All	1	I-F	**Notarized** Disclosure Form (if applicable)
All	1	II-A-1	Legal Description
All	1	II-A-2	Certified sketch of description (if applicable)
All	1	II-A-3	Plat Book Page (if applicable)
All	2	IV-A	Surrounding Property Owners List
All	1	IV-B	Property Owners Map
Owner Initiated	1	IV-C	Deed Restrictions & Narrative (if applicable)
Rezoning Only	1	IV-D	Narrative Regarding Zoning Request
Rezoning Only	1	IV-E	Hazardous Materials Emergency Plan (if applicable)
All	1	IV-F	Application and Exhibits on CD-ROM

SPEC. EXCEPTIONS	COPIES	EXHIBIT	ITEM
All	1	IV-F	Narrative Re. Special Exception Request
All	1	IV-G	Site Plan
All	1	IV-H	Traffic Impact Analysis
Solar/wind	1	IV-I	Needs Documentation
Temp. Parking	1	IV-J	Need Analysis
Temp. Parking	1	IV-K	Traffic/Ped. Safety Plan
Consumption on prem.	1	IV-L	Affidavit
Harvesting of Cypress	1	IV-M-1	Aerial Photograph
Harvesting of Cypress	1	IV-M-2	Forest Management Plan
Joint Parking	1	IV-O-1	**Notarized** Statement
Joint Parking	1	IV-O-2	Agreements
Joint Parking	1	IV-O-3	Back-up Plan
Air. Land. Facility	1	IV-P	**Certified** List
Animals	1	IV-Q	Number & Type animals
Communication Towers	1	IV-R-1	Map showing all tower locations
Communication Towers	1	IV-R-2	Proof of attempt to use other facilities
Communication Towers	1	IV-R-3	Proof of attempt to inform others
Communication Towers	1	IV-R-4	Shared Tower Plan Agreement
Communication Towers	1	IV-R-5	Letter from Mosquito Control (if app.)
Communication Towers	1	IV-R-6	Letter from L.C. Port Authority (if app.)
Mobile Food Vendor Park	1	IV-S	Analysis of Off-Site Impacts

GENERAL – EXPLANATORY NOTES

ALL APPLICANTS MUST PAY THE APPLICATION FEE SET FORTH IN THE CITY OF BONITA SPRINGS EXTERNAL FEES AND CHARGES MANUAL.

UPON WRITTEN REQUEST, THE DIRECTOR MAY MODIFY THE SUBMITTAL REQUIREMENTS CONTAINED IN THIS SECTION WHERE IT CAN BE CLEARLY DEMONSTRATED THAT THE SUBMISSION WILL HAVE NO BEARING ON THE REVIEW AND PROCESSING OF THE APPLICATION. THE REQUEST AND THE DIRECTOR'S WRITTEN RESPONSE MUST ACCOMPANY THE APPLICATION SUBMITTED AND WILL BECOME A PART OF THE PERMANENT FILE.

PART I – EXPLANATORY NOTES

A. Applicant's Name: Application may be made by the landowner or the authorized agent. Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:

1) It is not required that both husband and wife initiate the application on private real property owned by them.
2) Where the property is subject to a land trust agreement, the trustee may initiate the application.
3) Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.
4) Where the fee owner is a partnership, the general partner may initiate the application.
5) Where the fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
6) Where the property is a condominium or time-share condominium, refer to Sec. 4-193(a)(1)b. for rules.
7) Where the property is a subdivision, refer to Sec. 4-193 (a)(1)c. for rules.
8) Rezonings initiated by the Mayor and City Council on property not owned by the City.

B. Relationship of applicant to owner: Except for City-Initiated rezonings, if the applicant is not the owner of the property, a **notarized** authorization form from the owner to the applicant must be submitted. If the application IS City-initiated, then attach to the application a copy of the “Green Sheet” whereby the action was authorized. Label this submittal as Exhibit I-B.

C. Name of owner (s): see F. below

D. Date property was acquired by present owner(s). If City-initiated rezoning and does not own the property or have it under contract for purchase, enter "Not Applicable".

E. If the request is City-initiated and the City is not purchasing the property, enter "Not Applicable".

F. Name of Owner(s): Except for City-Initiated rezonings, a Disclosure Form (Exhibit I-F, attached) must be submitted for any entity whose interest in the property is other than solely equity interest(s) which are regularly traded on an established commodities market in the United States or another Country.

G. Authorized Agents: If the owner or applicant has authorized agents to act on his/her behalf, list the agent(s) name, mailing address and phone number. If City-initiated, enter "Not Applicable".

PART II – EXPLANATORY NOTES

A. Legal Description: If the property is not within a platted subdivision recorded in the official plat books of Lee County, a complete legal description must be attached which is sufficiently detailed and legible so as to be able to locate said property on city maps or aerial photographs. Also include the Section, Township, Range, and parcel number(s).If the application includes multiple abutting parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different zoning requests are made on individual parcels. Label the legal description as Exhibit II-A-1.

A survey or a certified sketch of description as set out in Chapter 5J-17.053, F.A.C., Florida Administrative Code must be submitted unless the subject property consists of one or more undivided platted lots. If the application includes

multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. Label the Sketch as Exhibit II-A-2.

If the request is owner-initiated and a boundary survey is required, the survey must include the location of any existing structures on the property. Label the Boundary Survey as Exhibit II-A-2.

The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary survey prepared by a surveyor meeting the minimum technical standards for land surveying in the state, as set out in Chapter 5J-17.053, F.A.C. Boundaries must be clearly marked with a heavy line. The boundary line must include the entire area to be developed. If the request is owner-initiated the Federal Emergency Management Agency flood zone and required finished floor elevation must be shown as well as the location of existing structures on the property.

A copy of the plat may be purchased from the County Clerk's office.

NOTE: The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary sketch to be submitted.

B. Project Street Address: If the street address is unknown, the address may be obtained from the Lee County E-911 Addressing Division at (239) 335-1630.

C. General Location: The general location should reference known major streets so as to indicate to the general public the location of the property.

E. Property Dimensions: If the parcel is irregularly shaped, indicate the average width and depth of the property. Indicate the length of property abutting any existing street rights-of-way or easements. If property abuts more than one street, indicate frontage on each street.

F. Facilities

1. Fire District: Insert the name of the Fire District in which the property is located.
2. Sewer Service Supplier: List the name of the utility company or package plant which will be providing sanitary sewer service to the project. If a new private disposal plant is proposed or if septic systems will be used, so indicate.
3. Potable Water Service Supplier: List the name of the utility company which will be providing potable water service to the project. If wells are to be utilized, so indicate.

G. Present Use of Property: Briefly describe the present use of the property.

H. Property Restrictions: The application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form.

PART III – EXPLANATORY NOTES

A. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by the submittal of inaccurate or incomplete information is the responsibility of the applicant.
B. All information submitted with the application or submitted at the public hearing becomes a part of the public record and will be a permanent part of the file.
C. All applications must be submitted in person. Mailed-in applications will not be processed.
D. All attachments and exhibits submitted must be of a size that will fit or conveniently fold to fit into a letter size (8 1/2" x 11") folder.
E. The Department staff will review this application for compliance with requirements of the City of Bonita Springs Land Development Code. If any deficiencies are noted, the applicant will be notified.

PART IV – EXPLANATORY NOTES

- Neighborhood Meetings: Neighborhood meetings are mandatory for applications for rezoning and special exception requests. The city shall not process an application if the applicant has not conducted a neighborhood meeting. The applicant shall conduct a neighborhood meeting prior to filing its application with the city. The applicant shall include a written summary of the pre-application neighborhood meeting, as well as copies of all documents and exhibits that the applicant presented during the neighborhood meeting, with its initial application filing. The written summary shall include a list of those in attendance, a summary of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information the applicant deems appropriate. The applicant shall conduct a second neighborhood meeting within 30 days after the city has deemed the application to be

sufficient and submit a post-sufficiency summary. Applications will not be scheduled for public hearings until the post-sufficiency meeting summary is submitted. **[Sec 4-28(c)]**

- Property Owners Map: *City-initiated requests:* A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. Label as Exhibit I-B-3.
- Surrounding Property Owners List: A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet [five hundred (500) feet if for a COP] of the perimeter of the subject property or the portion thereof that is the subject of the request. Names and addresses of property owners shall be deemed to be those appearing on the latest tax rolls of the County. The applicant is responsible for the accuracy of such list. This list is for the purpose of confirming mailed notices by the applicant to property owners within 375 feet or 500 feet of the property described as set forth in Section 4-229. **[Sec 4-194(a)(6)]**. Label as Exhibit IV-A.
- Surrounding Property Owners Map: A City Zoning map or other similar map displaying all of the parcels of property within three hundred seventy-five feet (375) [five hundred (500) feet if for a Consumption on Premises permit] of the perimeter of the subject parcel or the portion thereof that is the subject of the request, referenced by number or other symbol to the names on the property owners list. The applicant is responsible for the accuracy of the map. Label as Exhibit IV-B.
- Deed Restrictions: A copy of the deed restrictions on the subject property, if any, and a written statement as to how the deed restrictions may affect the requested action. Label as Exhibit IV- C.
- Narrative Statement (Rezoning Only): Label as Exhibit IV-D. State the basis or reason(s) for the requested action and address the following issues

  a. Whether there exists an error or ambiguity which must be corrected;
  b. Whether urban services, as defined in the Bonita Plan, are, or will be, available and adequate to serve a proposed land use change, when reviewing a proposed change to a future urban area category;
  c. Whether a proposed change is intended to rectify errors on the official zoning map;
  d. Whether there exist changed or changing conditions that make approval of the request appropriate;
  e. Whether the request is consistent with the goals, objectives, policies, and intent of the Bonita Plan;
  f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use;
  g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources;
  h. Whether the request will be compatible with existing or planned uses;
  i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property;
  j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use as set forth in LDC Chapter 4.
- Narrative Statement (Special Exceptions Only): Label as Exhibit IV-E. State the basis or reason(s) for the requested action and address issues d through j above.
- Site Plans (Special Exceptions only): Label as Exhibit IV-F. Request for a Special Exception MUST include a site plan detailing the proposed use, including where applicable:

  a. The location and current use of all existing structures on the site, as well as those on adjacent properties within one hundred (100) feet of the perimeter boundaries of the site; and
  b. All proposed structures and uses to be developed on the site; and
  c. Any existing public streets, easements or land reservations within the site and the proposed means of vehicular access to and from the site; and
  d. A traffic impact analysis for the development consistent with the Zoning Traffic Impact Statement (ZTIS) Guidelines; and
  e. Proposed fencing and screening, if any; and
  f. Any other reasonable information which may be required by the Director commensurate with the intent and purpose of the regulations.

- ADDITIONAL REQUIREMENTS FOR CERTAIN SPECIAL EXCEPTIONS: Certain Special Exceptions have specific requirements for additional submittals. Refer to the appropriate sections as indicated: Solar or Wind Energy Modifications:

  - Temporary Parking Lots:
  - Consumption on Premises:
  - Harvesting of Cypress:
  - Joint Parking:
  - Communication Towers:
  - Aircraft Landing Facilities - Private:
  - Animals:
  - Farm Labor Housing:
  - Mobile Food Vendor Park:
  - Dock Slips and Associated Structures:

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 32-47-25-B3-03202.0080 **CASE NO.** SPE24-118640-BOS

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
N.A.	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock
Telcofacilities, LLC - Yesid Sanchez, Manager	100
See separate document filed with submittal one labeled as	
"6_Exhibit I-F Disclosure of Interest.pdf"	

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
N.A.	

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
N.A.	

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock
N.A.	

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address
N.A.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

STATE OF: _____ COUNTY OF: _____

Signature: _____

Signatory's Printed Name: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence ☐ or online notarization, this

_____ (day) of _____, (month) _____ (year), by _____ (name of

person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: _____

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 32-47-25-B3-03202.0080 **CASE NO.** TBD

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
N.A.	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock
Telcofacilities, LLC - Yesid Sanchez, Manager	100

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
N.A.	

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
N.A.	

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock
N.A.	

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address
N.A.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

STATE OF: FLORIDA COUNTY OF: _____

Signature: _____

Signatory's Printed Name: Yesid Sanchez as Manager

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence ☐ or online notarization, this 27 (day) of November, (month) 2024 (year), by Yesid Sanchez as Manager (name of person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: Lucy Enriquez

Personally Known ☑ OR Produced Identification ☐

Type of Identification Produced: _____

LUCY ENRIQUEZ
Notary Public-State of Florida
Commission # HH 581412
My Commission Expires
December 07, 2028

Telcofacilities Data Center

Surface Water Management Report

Prepared by:

Q. Grady Minor & Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134
(239) 947-1144

March 2025

Justin A. Frederiksen, P.E.
Florida Registration No. 66086

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1.0 SITE CONDITIONS AND PROPOSED FACILITIES

1.1 Purpose

The purpose of this application is to propose a minor modification to the existing Surface Water Management (SWM) system of SFWMD permit 36-02687-S, application 930219-3 (Bonita Beach Road Phase II Improvements, Basin SYS-01). Proposed changes include:

- Addition of off-site drainage basin
- Addition of drainage connection for off-site drainage basin and Bonita Beach Road

This application includes a request to connect the off-site drainage basin to the existing Bonita Beach Road drainage basin. The off-site drainage basin includes a commercial building with a parking lot and associated supporting infrastructure and will be permitted separately via the electronic Self-Certification for "10-2" Permit.

1.2 Property Location

Address: 27695 Imperial River Road
City: Bonita Springs
County: Lee

Section: 32
Township: 47 South
Range: 25 East

The site is located at the northwest corner of Imperial River Road and Bonita Beach Road SW.

Nearest Major Intersection: Approximately 0.95 miles west of the Bonita Beach Road SW and S. Tamiami Trail intersection.

1.3 Existing Conditions

The off-site basin is currently uncleared and undeveloped. No wetlands were identified on the site.

The Bonita Beach Road SW right of way is existing to the south and includes a four-lane divided roadway with a median including supporting infrastructure. The Imperial River Road ROW exists to the east. Adjacent parcels to the north and west are also undeveloped.

Existing Drainage Pattern
All adjacent properties to the off-site basin are also undeveloped. Stormwater drains to the northeast corner of the site, then to the Imperial River Road ROW, and ultimately to a canal between Flanders Lane and Springs Lane.

The Bonita Beach Road right of way drains to the existing stormwater collection system, drains easterly to Luke Street, then north to the Imperial River. A control structure (S-117-CS) was permitted and constructed on Bonita Beach Road, between Imperial River Road and Luke Street, and prevents any uncontrolled discharges.

1.4 Proposed Facilities

The existing SWM system (Bonita Beach Road Drainage Basin) under SFWMD permit 36-02687-S, application 930219-3 (Bonita Beach Road Phase II Improvements, Basin SYS-01) will be modified to include discharge from a commercial site (Off-Site Drainage Basin). Only one basin of Bonita Beach Road Drainage Basin is affected with this proposed modification. Generally, the Off-Site Drainage Basin will convey stormwater into structure S-112 of the Bonita Beach Road Drainage Basin which will convey stormwater to control structure S-117-CS of the same basin. Stormwater is then conveyed easterly along Bonita Beach Road to a swale on Luke Street and ultimately into the Imperial River per the existing permit.

Off-Site Drainage Basin (Commercial Site)
This basin is the proposed commercial site and includes a commercial building, parking lot, and supporting infrastructure.

Bonita Beach Road Drainage Basin
A connection to the existing structure S-112 is proposed to connect the Off-Site Drainage Basin to the Bonita Beach Road Drainage Basin. No other changes to the existing drainage system or pattern are proposed within this basin.

Water Quality and Quantity / Outfall
As the off-site basin proposes commercial uses; dry pretreatment is required; therefore a dry retention area is proposed to provide water quality and attenuation for the site. A control structure and perimeter berm are proposed to prevent uncontrolled discharges. A 3" bleeder is proposed at the nutrient loading elevation; no additional weir is proposed at the water quality elevation as the allowable discharge rate for the Imperial River Basin cannot be met even with the minimum allowable size weir. A StormWise/ICPRv4.08.01 model was run, and even though the maximum allowable discharge rate was not met, the system is presumed to meet the discharge quantity criteria per the SFWMD Basis of Review for Environmental Resource Permits as the system is limited by a discharge structure with an orifice no larger than the minimum dimensions described therein.

As there are no improvements proposed to the Bonita Beach Road Drainage Basin, no compensating water quality is required. Therefore, the Bonita Beach Road Drainage Basin the water quality requirements are assumed to have been met.

Peak Stages and Finished Floor
The proposed drainage plan within the off-site basin has been based on the peak storm stages including the minimum finished floor. The existing grades within Bonita Beach Road Drainage Basin are higher than the peak stages of the model and the top of bank along the Luke Street swale is higher than the model peak stage.

2.0 SURFACE WATER MANAGEMENT SYSTEM

2.1 Basis of Design and Assumptions

1) Design parameters are based on guidelines contained in the SFWMD Design Manual
2) Rainfall Distribution is based on the SFWMD 72-hour rainfall distribution and the SCS Type II Florida Modified 24-hour rainfall distribution
3) The storm water collection system design is based on City of Bonita Springs Land Development Code
4) C.E. for the Off-Site Basin is 5.29' and is based on the existing control elevation for the SFWMD permit 36-02687-S, application 930219-3 (Bonita Beach Road Phase II Improvements, Basin SYS-01)
5) Elevations are based on the North American Vertical Datum of 1988 (NAVD).
6) Tailwater invert and design high water (DHW) are based off SFWMD permit 87-00020-S application 08116-M (Bonita Beach Road Improvements, Outfall "A")
7) See appendix for detailed assumptions and ICPR assumptions

Design Storms

- Minimum Parking Grade
  Return frequency = 5 – years
  Rainfall duration = 1 – days
  24-hour rainfall = 5.9 inches (from SFWMD ERP Informational Manual Isohyetal Maps)

- Minimum Parking Grade
  Return frequency = 10 – years
  Rainfall duration = 1 – days
  24-hour rainfall = 6.6 inches (from SFWMD ERP Informational Manual Isohyetal Maps)

- Minimum perimeter grading / road crown.
  Return frequency = 25 – years
  Rainfall duration = 3 – days
  24-hour rainfall = 11.4 inches (from SFWMD ERP Informational Manual Isohyetal Maps)

- Minimum finish floor elevations.
  Return frequency = 100–years
  Rainfall duration = 3 – days
  24-hour rainfall = 14.1 inches (from SFWMD ERP Informational Manual Isohyetal Maps)

Time of Concentration

$(t_c) = 2\ (\text{Total basin area}/640)^{0.5}$

Time of concentration is based on the basin area.

SCS Curve Number & DCIA

The Curve Number (CN) for the basin was obtained by calculating the available soil storage as listed in the SFWMD Basis of Review (BOR). The majority of the site consists of Daytona sand according to the USDA Natural Resources Conservation Service Web Soil Survey and is assumed to have been compacted. Based on the soil type, aerial photography, adjacent permits, and the USDA Natural Resources Conservation Service Web Soil Survey the site is classified as coastal. The depth to the water table was calculated based on the average finished grade and storage was based on the SFWMD BOR. The directly connected impervious areas (DCIA) were calculated based on the amount of roadway and parking lot areas.

Discharge Rate

The off-site basin is assumed to meet the maximum discharge requirements as the minimum bleeder is proposed at the control structure prior to discharge into the Bonita Beach Road drainage basin.

The project discharges to the Imperial River Basin which has an allowable discharge rate of 59.00 CSM (0.09 cfs/acre). The allowable discharge rate for the site is 0.07 cfs. The maximum allowable discharge rate was not met; however, the system is presumed to meet the discharge quantity criteria per the SFWMD Basis of Review for Environmental Resource Permits as the system is limited by a discharge structure with an orifice no larger than the minimum dimensions described therein. The modeled discharge rate for the 25-year storm in StormWise/ICPRv4.08.01 is 0.24 cfs.

Land Use and Stage-Storage Assumptions

Land use was generally broken down into roads and parking, dry retention (on-site), and open space. A perimeter berm is proposed to prevent uncontrolled discharges from the off-site basin. Building sites were not used in the storage calculations.

- Roads and Parking = Linear Storage starting at the minimum pavement elevation
- Dry Retention = Vertical Storage
- Open Space = Linear Storage

Control Elevation

Control Elevation was obtained from the SFWMD permit 36-02687-S, application 930219-3 (Bonita Beach Road Phase II Improvements, Basin SYS-01) = 5.29’ NAVD.

Tailwater

Per the SFWMD permit 87-00020-S application 08116-M (Bonita Beach Road Improvements, Outfall "A"), design high water (DHW) elevation is 1.04’ NAVD, and the tailwater invert is 0.29’ NAVD

2.2 Water Quality Calculations

Off-Site Drainage Basin

Water quality was calculated based on the greater of either the first inch of runoff or 2.5” times the impervious acreage. The SWM system is located within the Imperial River Basin which is impaired; therefore, an additional

50% of water quality treatment has been provided. A 50% credit was taken for all water quality volume being provided through dry retention. Detailed water quality calculations are included in the Appendix.

The required total water quality volume is 0.05 ac-ft. Proposed site conditions provide for +/- 0.09 ac-ft of storage in one (1) bed of underground storage chambers.

Bonita Beach Road Drainage Basin
As there are no improvements proposed to the Bonita Beach Road Drainage Basin, no compensating water quality is required. Therefore, the Bonita Beach Road Drainage Basin the water quality requirements are assumed to have been met.

2.3 Nutrient Loading

Nutrient loading calculations were performed using the BMP Trains v4.3.5 software to compare the pre- and post-development conditions of the project site. The system was modeled as dry retention. This method reduces the post-development nutrient loading below the pre-development conditions. As there are no improvements proposed to the Bonita Beach Road Drainage Basin, no nutrient loading analysis is required. See Appendix for more details.

No other Best Management Practices (BMP) or limiting total maximum daily loads (TMDL) are required for this waterbody.

2.4 Floodplain Compensation

The proposed project is not located within a flood zone (i.e. FEMA Zone X).

Therefore, compensatory floodplain storage volume is not required and is not provided.

2.5 System Performance

A StormWise/ICPRv4.08.01 model was utilized to route the storm events and confirm the storage assumptions and water quantity calculations. The model was used to calculate the maximum discharge rate for the proposed design. The provided discharge volume per the model is more than the allowable discharge; therefore, only the minimum allowable 3” bleeder placed at the nutrient loading elevation in the control structure is proposed. Model input calculations and results can be found in the Appendix. The final stage elevation of the 25-year was utilized to run a 25-year, 3-day back-to-back storm for system recovery and perimeter berm requirements.

2.6 StormWise/ICPR Results and SWM Summary

The proposed Off-Site Drainage Basin utilizes storm water structures to collect storm water via overland flow across pavement and through roof drains. The storm water is then conveyed to a series of underground storage chambers where it is discharged into a control structure. Water quality is provided via the underground storage chambers including site attenuation. The minimum parking, roadway, and finished floor elevations are set at or above the design peak stages for the 10-year, 1-day, 25-year, 3-day, and 100-year, 3-day storm events, respectively. The proposed berm is set at or above the 25-year, 3-day back-to-back peak stage.

2.7 StormCAD Modeling Results

A StormCAD model was completed to verify the sizing of stormwater conveyance pipes. Results are included in the Appendix.

2.8 MODRET Modeling Summary and Results

A MODRET model was completed to verify the site meets allowable drawdown through the underground storage and dry retention areas for water quality. The model demonstrates percolation rates throughout the bed of underground storage chambers. Hydraulic conductivity was obtained from the USDA Natural Resources Conservation Service Web Soil Survey. The existing soils in the retention areas allow for adequate pond volume recovery. Results are included in the Appendix.

APPENDIX A – SWM DRAINAGE BASIN CALCULATIONS

WATER QUALITY CALCULATIONS

PROJECT NAME: Telcofacilities Data Center - 27695 Imperial River Road, Bonita Springs, FL 34134

DATE: 8/22/2024 **JOB CODE:** TBBRDO

PARAMETERS:

ACREAGES

Total =	0.72	acres
Impervious		
Building (Roof) =	0.21	acres
Roads and Parking =	0.16	acres
Lake =	0.00	acres
Pervious		
Dry ~~Detention~~/Retention =	0.00	acres
Open Space =	0.34	acres
Other		
~~Floodplain Compensation =~~	~~0.00~~	~~acres~~
Total Check =	0.72	
Basin Area = Total - Other =	0.72	acres

ELEVATIONS

[1] Control Elevation =	5.29	feet
~~FEMA BFE =~~	~~0.00~~	~~feet~~
[2] Tailwater Invert =	0.29	feet
[2] Tailwater DHW =	1.04	feet
~~Minimum FFE = FEMA BFA + 1' =~~	~~1.00~~	~~feet~~
Dry Detention Bottom = CE + 1' =	6.29	feet

ALLOWABLE DISCHARGE

[3] Rate =	59.00	CSM
Rate =	0.09	cfs/acre
per Basin Area =	0.07	cfs

[4] **DESIGN STORM RAINFALL AMOUNTS**

	5Y/1D =	5.9	in
Roads	10Y/1D =	6.6	in
Design	25Y/3D =	11.4	in
FFE	100Y/3D =	14.1	in

[1] Control Elevation is based off of SFWMD permit 36-02687-S, application 930219-3 (Bonita Beach Road Phase II Improvements, Basin SYS-01)

[2] Tailwater invert and design high water (DHW) are based off SFWMD permit 87-00020-S application 08116-M (Bonita Beach Road Improvements, Outfall "A")

[3] Imperial River Basin

[4] from SFWMD ERP Informational Manual Isohyetal Maps

WATER QUALITY CALCULATIONS:

FIRST INCH OF RUNOFF CRITERIA:

1.) Water Quality Requirement = 1 inch over Basin Area

0.72 acres x 1 inch x (1 ft/12 in) = 0.06 ac-ft

2.) **% IMPERVIOUS CRITERIA:**

a.) WQ Site Area = Basin Area - (Lake + Roof)

= 0.72 acres - (0.00 acres + 0.21) acres = 0.51 acres

b.) WQ Impervious Area = WQ Site Area - Total Pervious Area

= 0.51 acres - 0.3409 acres = 0.1656 acres

c.) WQ % Impervious = (WQ Impervious Area / WQ Site Area) x 100%

= (0.1656 acres / 0.51 acres) x 100 % = 32.69 %

d.) WQ inches to be Treated = 2.5 inches x (WQ % Impervious / 100%)

= 2.5 in x (32.69 % / 100 %) = 0.82 inches

e.) WQ Volume = WQ inches to be Treated x (Basin Area - Lake)

= 0.82 inches x (0.72 acres - 0.00 acres) x $(^{1\ ft}/_{12\ in})$ = 0.05 ac-ft

3.) Water Quality Volume Used = Greatest of "First Inch of Runoff" or "% Impervious"= 0.06 ac-ft

VOLUME REDUCTIONS:

Storage Implemented: Dry Retention / 50% Reduction = 0.03 ac-ft

150% REQUIREMENT:

0.03 ac-ft x 1.5 = 0.05 ac-ft Total Required Water Quality Volume

4.) **1/2" DRY PRETREATMENT:**

Pretreatment = 0.5 inches over (Basin Area - Lake)

0.5 inches x (0.72 acres - 0.00) x (1ft/12in) = 0.03 ac-ft

WATER QUALITY ELEVATION:

Volume Treated in Storage Area = 0.05 ac-ft

Stage (ft)	Area (ac)	Storage (ac-ft)
6.29	0.00	0.00
6.54	0.01	0.05
6.79	0.02	0.09

(interpolated from calculated stage/storage)

Water Quality Elevation = 6.54 feet

STORAGE AT WATER QUALITY ELEVATION

Stage (ft)	Time (hr)	Vol (ac-ft)
6.86	344.00	0.48
6.54	728.00	0.48
6.85	356.00	0.48

(interpolated from ICPR 25Y-3D Node Stage/Volume report)

6.54 feet @ 728.00 hours 0.48 ac-ft

TIME TO 1/2 WATER QUALITY ELEVATION

1/2 WQ = 0.5 x 0.05 ac-ft = 0.02 ac-ft

0.48 ac-ft + 0.02 ac-ft = 0.50 ac-ft

Vol (ac-ft)	Stage (ft)	Time (hr)
0.47	6.88	124.00
0.50	6.78	878.00
0.48	6.85	356.00

(interpolated from ICPR 25Y-3D Node Stage/Volume report)

0.02 ac-ft @ 6.78 feet 878.00 hours

Time to 1/2 WQ Elevation after Lake returns to WQ Elevation post peak

878.00 hours - 728.00 hours = 150.00 hours Time > 24 hours? YES

DISCHARGE RATE VERIFICATION

	ALLOWABLE	FROM ICPR
DISCHARGE RATE	0.07	0.24

cfs

Discharge Rate <= Allowable? **NO; IF ONLY MINIMUM SIZED BLEEDER UTILIZED, NO ADDITIONAL WEIR ALLOWED; OTHERWISE, ADJUST WEIR**

RECOVERY TO CONTROL ELEVATION VERIFICATION

CE = 5.29 ft CE + 2" = 5.46 ft

Stage = 6.85 ft @ t=360 hours *(from ICPR)*

Recovery to CE + 2" @ t=360? **NO, SET BASIN INITIAL STAGE AT 6.85 & RUN 25Y-3D BACK TO BACK**

ICPR SUMMARY

	DB-SITE	
5Y-1D	7.49	feet - NAVD
10Y-1D	7.59	feet - NAVD
25Y-3D	8.49	feet - NAVD
25Y-3D BB	8.53	feet - NAVD
100Y-3D	11.64	feet - NAVD
DISCHARGE RATE	0.24	cfs

DESIGN ELEVATIONS

11.40	feet - NAVD	*PARKING*
12.25	feet - NAVD	*CENTER OF ROADS & DRIVE AISLES*
12.25	feet - NAVD	*PERIMETER BERM*
13.50	feet - NAVD	*FFE*

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LAND USE SUMMARY

Building (Roof)	0.21	ac
Dry Retention	0.00	ac
Roads and Parking	0.16	ac
Open Space	0.34	ac
Total SWM Basin =	0.72	ac
~~Floodplain Compensation~~	~~0.00~~	ac
Total Area Outside SWM Basin =	0.00	ac
TOTAL PERMIT AREA =	0.72	**ac**

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IMPERVIOUS AND PERVIOUS CALCULATIONS

Total SWM Basin =	0.72	ac	
Building (Roof)	0.21	ac	30%
Building Impervious =	0.21	ac	100%
Pavement Impervious =	0.00	ac	0%
Sub-Total Impervious =	0.21	ac	100%
DCIA =	0.21	ac	100%
Pervious =	0.00	ac	0%
Dry Retention	0.00	ac	0%
Building Impervious =	0.00	ac	#DIV/0!
Pavement Impervious =	0.00	ac	#DIV/0!
Sub-Total Impervious =	0.00	ac	#DIV/0!
DCIA =	0.00	ac	#DIV/0!
Pervious =	0.00	ac	#DIV/0!
Roads and Parking	0.16	ac	23%
Building Impervious =	0.00	ac	0%
Pavement Impervious =	0.16	ac	100%
Sub-Total Impervious =	0.16	ac	100%
DCIA =	0.16	ac	100%
Pervious =	0.00	ac	0%
Open Space	0.34	ac	48%
Building Impervious =	0.00	ac	0%
Pavement Impervious =	0.00	ac	0%
Sub-Total Impervious =	0.00	ac	0%
DCIA =	0.00	ac	#DIV/0!
Pervious =	0.34	ac	100%

TOTAL SWM BASIN CHECK =	0.72	ac	OK
Total Building Impervious =	0.21	ac	30%
Total Pavement Impervious =	0.16	ac	23%
Total Impervious =	0.38	ac	52%
Total DCIA =	0.38	ac	52%
Total Pervious =	0.34	ac	48%

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AVERAGE SITE GRADE

Land Use	Elevation		Average Elevation	Area (ac)	Area x Avg. El
	From	To			
Building (Roof)	13.50	13.50	13.50	0.21	2.88
Dry Retention	6.29	6.29	6.29	0.00	0.00
Roads and Parking	11.00	12.24	11.62	0.16	1.88
Open Space	6.29	13.75	10.02	0.34	3.42
			Total =	0.72	8.18
			Average Site Grade =	11.42	

SOIL STORAGE AND CN CALCULATIONS

Description	Quantity	*Assumptions / Comments:*
Site Area (Ac)	0.72	*Site Area includes only developed basin*
Pervious Area (Ac)	0.34	*from Impervious/Pervious Calculations*
Average Site Grade (ft)	11.42	*From Table above*
Control Elevation (ft)	5.29	*Based on Previous Permit*
Depth to Control Elevation (ft)	6.13	*Avg. Site - C.E. = Depth*
Developed Storage Available (in)	8.18	*From SFWMD BOR - Coastal Compacted Soil*
Available Soil Storage (AF)	0.23	*Available Soil Storage = (Dev Strg Available) x (Perv Area) / (12 in/ft)*
S (in)	3.89	*S = Site Wide Moisture Strg = (Available Soil Strg/Site Area) x (12 in/ft)*
CN	72	*CN = 1,000 / (S+10)*

SOIL STORAGE

Depth to W.T.*	Coastal(1)				Flatwoods (2)				Depressional (3)			
	Uncomp. S (In.)	Uncomp. CN	Comp. S	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN
1	0.60	94	0.45	96	0.60	94	0.45	96	0.60	94	0.45	96
2	2.50	80	1.88	84	2.50	80	1.88	84	2.10	83	1.58	86
3	6.60	60	4.95	67	5.40	65	4.05	71	4.40	69	3.30	75
4	10.90	48	8.18	55	9.00	53	6.75	60	6.80	60	5.10	66

*Typically, the Seasonal High Water Table. Consult with District staff regarding site-specific situations and questions.

(1) Sandy soils 0 - 40" thick with water tables dropping below 40" - St. Lucie series is representative

(2) Water tables 15" - 40" - Immokalee series is representative

(3) Water tables above ground - 15" - Riviera and Pompano series are representative

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STAGE - STORAGE CALCULATIONS **CONTROL ELEVATION:** 5.29

Stage-Area Flooded

Land Use	Storage Criteria	Elevation From	Elevation To	Area (Ac)	Stage 5.29	6.29	6.79	7.29	7.79	8.29	9.62	10.04	12.00	13.50
Dry Retention	Vertical	6.29	13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking	Linear	11.00	13.50	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.16
Open Space	Linear	6.29	13.50	0.34	0.00	0.00	0.02	0.05	0.07	0.09	0.16	0.18	0.27	0.34
			Flooded Area (Ac) =		0.00	0.00	0.02	0.05	0.07	0.09	0.16	0.18	0.33	0.50

Stage-Storage Volume

Item	Storage Criteria	Elevation From	Elevation To	Area (Ac)	Stage 5.29	6.29	6.79	7.29	7.79	8.29	9.62	10.04	12.00	13.50
Dry Retention	Vertical	6.29	13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking	Linear	11.00	13.50	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.20
Open Space	Linear	6.29	13.50	0.34	0.00	0.00	0.09	0.17	0.26	0.34	0.57	0.64	0.97	1.23
			Flooded Volume (AF) =		0.00	0.00	0.09	0.17	0.26	0.34	0.57	0.64	1.05	1.43

Add Underground Storage

Item	# of Chambers	Stage 5.29	6.29	6.79	7.29	7.79	8.29	9.62	10.04	12.00	13.50
StormTech SC-800	42	0.00	0.00	0.01	0.02	0.03	0.05	0.07	0.08	0.08	0.08
	Total Flooded Volume (AF) =	0.00	0.00	0.09	0.19	0.29	0.39	0.64	0.72	1.13	1.51

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Control Elevation: 5.29

	StormTech SC-800 Cumulative Storage Volumes				
	Depth of Water in System (in.)	Cumulative Chamber Storage (ft3)	Total System Storage (ft3)	Total System Storage (ac-ft)	Elevation (ft)
Stone Foundation	0	0.00	0.00	0.00000	6.29
	1	0.00	1.13	0.00003	6.37
	2	0.00	2.26	0.00005	6.46
	3	0.00	3.39	0.00008	6.54
	4	0.00	4.52	0.00010	6.62
	5	0.00	5.65	0.00013	6.71
	6	0.00	6.78	0.00016	6.79
Chamber	7	2.22	9.24	0.00021	6.87
	8	4.42	11.69	0.00027	6.96
	9	6.60	14.12	0.00032	7.04
	10	8.76	16.54	0.00038	7.12
	11	10.89	18.95	0.00044	7.21
	12	13.00	21.34	0.00049	7.29
	13	15.09	23.72	0.00054	7.37
	14	17.14	26.08	0.00060	7.46
	15	19.17	28.42	0.00065	7.54
	16	21.17	30.74	0.00071	7.62
	17	23.13	33.04	0.00076	7.71
	18	25.06	35.32	0.00081	7.79
	19	26.95	37.58	0.00086	7.87
	20	28.80	39.82	0.00091	7.96
	21	30.61	42.03	0.00096	8.04
	22	32.38	44.22	0.00102	8.12
	23	34.10	46.38	0.00106	8.21
	24	35.78	48.51	0.00111	8.29
	25	37.40	50.61	0.00116	8.37
	26	38.96	52.68	0.00121	8.46
	27	40.47	54.71	0.00126	8.54
	28	41.91	56.70	0.00130	8.62
	29	43.28	58.65	0.00135	8.71
	30	44.58	60.55	0.00139	8.79
	31	45.79	62.40	0.00143	8.87

	32	46.91	64.20	0.00147	8.96
	33	47.93	65.94	0.00151	9.04
	34	48.82	67.60	0.00155	9.12
	35	49.56	69.17	0.00159	9.21
	36	50.07	70.60	0.00162	9.29
	37	50.35	71.90	0.00165	9.37
	38	50.55	73.14	0.00168	9.46
	39	50.62	74.31	0.00171	9.54
Stone Cover	40	50.62	75.44	0.00173	9.62
	41	50.62	76.57	0.00176	9.71
	42	50.62	77.70	0.00178	9.79
	43	50.62	78.83	0.00181	9.87
	44	50.62	79.96	0.00184	9.96
	45	50.62	81.08	0.00186	10.04

User Inputs

Chamber Model:	SC-800
Outlet Control Structure:	Yes
Project Name:	Telcofacilities Data Center
Engineer:	Dominic Strollo
Project Location:	Florida
Measurement Type:	Imperial
Required Storage Volume:	3500 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	6 in.
Stone Above Chambers:	6 in.
Design Constraint Dimensions:	(50 ft. x 90 ft.)

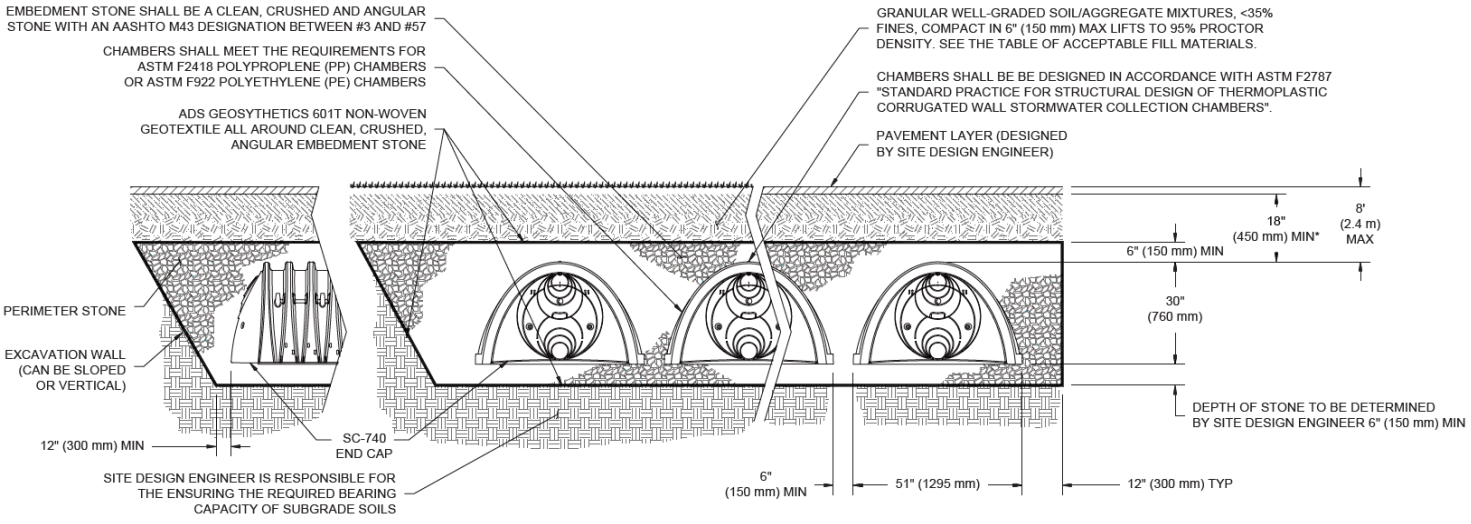
Results

System Volume and Bed Size

Installed Storage Volume:	3965.47 cubic ft.
Storage Volume Per Chamber:	50.60 cubic ft.
Number Of Chambers Required:	42
Number Of End Caps Required:	18
Chamber Rows:	9
Maximum Length:	50.26 ft.
Maximum Width:	44.25 ft.
Approx. Bed Size Required:	1769.09 square ft.
Average Cover Over Chambers:	2.11 ft.

System Components

Amount Of Stone Required:	165 cubic yards
Volume Of Excavation (Not Including Fill):	246 cubic yards
Total Non-woven Geotextile Required:	567 square yards
Woven Geotextile Required (excluding Isolator Row):	11 square yards
Woven Geotextile Required (Isolator Row):	26 square yards
Total Woven Geotextile Required:	36 square yards
Impervious Liner Required:	0 square yards



*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).

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Job Code: TBBRDO

LAND USE SUMMARY

~~Building (Roof)~~	~~0.00~~	ac	
~~Dry Retention~~	~~0.00~~	ac	
Roads	2.21	ac	*Obtained from SFWMD application 930219-3*
Open Space	0.69	ac	*Obtained from SFWMD application 930219-3*
Total SWM Basin =	2.90	ac	
~~Floodplain Compensation~~	~~0.00~~	ac	
Total Area Outside SWM Basin =	0.00	ac	
TOTAL PERMIT AREA =	2.90	**ac**	

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IMPERVIOUS AND PERVIOUS CALCULATIONS

Total SWM Basin =	2.90	ac	
~~Building (Roof)~~	~~0.00~~	~~ac~~	~~0%~~
~~Building Impervious =~~	~~0.00~~	~~ac~~	~~#DIV/0!~~
~~Pavement Impervious =~~	~~0.00~~	~~ac~~	~~#DIV/0!~~
~~Sub-Total Impervious =~~	~~0.00~~	~~ac~~	~~#DIV/0!~~
~~DCIA =~~	~~0.00~~	~~ac~~	~~#DIV/0!~~
~~Pervious =~~	~~0.00~~	~~ac~~	~~#DIV/0!~~
~~Dry Retention~~	~~0.00~~	~~ac~~	~~0%~~
~~Building Impervious =~~	~~0.00~~	~~ac~~	~~#DIV/0!~~
~~Pavement Impervious =~~	~~0.00~~	~~ac~~	~~#DIV/0!~~
~~Sub-Total Impervious =~~	~~0.00~~	~~ac~~	~~#DIV/0!~~
~~DCIA =~~	~~0.00~~	~~ac~~	~~#DIV/0!~~
~~Pervious =~~	~~0.00~~	~~ac~~	~~#DIV/0!~~
Roads	2.21	ac	76%
Building Impervious =	0.00	ac	0%
Pavement Impervious =	2.21	ac	100%
Sub-Total Impervious =	2.21	ac	100%
DCIA =	2.21	ac	100%
Pervious =	0.00	ac	0%
Open Space	0.69	ac	24%
Building Impervious =	0.00	ac	0%
Pavement Impervious =	0.00	ac	0%
Sub-Total Impervious =	0.00	ac	0%
DCIA =	0.00	ac	#DIV/0!
Pervious =	0.69	ac	100%

TOTAL SWM BASIN CHECK =	2.90	ac	OK
Total Building Impervious =	0.00	ac	0%
Total Pavement Impervious =	2.21	ac	76%
Total Impervious =	2.21	ac	76%
Total DCIA =	2.21	ac	76%
Total Pervious =	0.69	ac	24%

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AVERAGE SITE GRADE

Land Use	Elevation		Average Elevation	Area (ac)	Area x Avg. El
	From	To			
~~Building (Roof)~~	~~0.00~~	~~13.75~~	~~6.88~~	~~0.00~~	~~0.00~~
~~Dry Retention~~	~~0.00~~	~~13.75~~	~~6.88~~	~~0.00~~	~~0.00~~
Roads	10.97	12.54	11.76	2.21	25.98
Open Space	6.35	10.97	8.66	0.69	5.98
			Total =	2.90	31.95
			Average Site Grade =	11.02	

SOIL STORAGE AND CN CALCULATIONS

Description	Quantity	*Assumptions / Comments:*
Site Area (Ac)	2.90	*Site Area includes only developed basin*
Pervious Area (Ac)	0.69	*from Impervious/Pervious Calculations*
Average Site Grade (ft)	11.02	*From Table above*
Control Elevation (ft)	5.29	*Based on Previous Permit*
Depth to Control Elevation (ft)	5.73	*Avg. Site - C.E. = Depth*
Developed Storage Available (in)	8.18	*From SFWMD BOR - Coastal Compacted Soil*
Available Soil Storage (AF)	0.47	*Available Soil Storage = (Dev Strg Available) x (Perv Area) / (12 in/ft)*
S (in)	1.95	*S = Site Wide Moisture Strg = (Available Soil Strg/Site Area) x (12 in/ft)*
CN	84	*CN = 1,000 / (S+10)*

SOIL STORAGE

Depth to W.T.*	Coastal(1)				Flatwoods (2)				Depressional (3)			
	Uncomp. S (In.)	Uncomp. CN	Comp. S	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN
1	0.60	94	0.45	96	0.60	94	0.45	96	0.60	94	0.45	96
2	2.50	80	1.88	84	2.50	80	1.88	84	2.10	83	1.58	86
3	6.60	60	4.95	67	5.40	65	4.05	71	4.40	69	3.30	75
4	10.90	48	8.18	55	9.00	53	6.75	60	6.80	60	5.10	66

*Typically, the Seasonal High Water Table. Consult with District staff regarding site-specific situations and questions.

(1) Sandy soils 0 - 40" thick with water tables dropping below 40" - St. Lucie series is representative

(2) Water tables 15" - 40" - Immokalee series is representative

(3) Water tables above ground - 15" - Riviera and Pompano series are representative

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STAGE - STORAGE CALCULATIONS **CONTROL ELEVATION:** 5.29

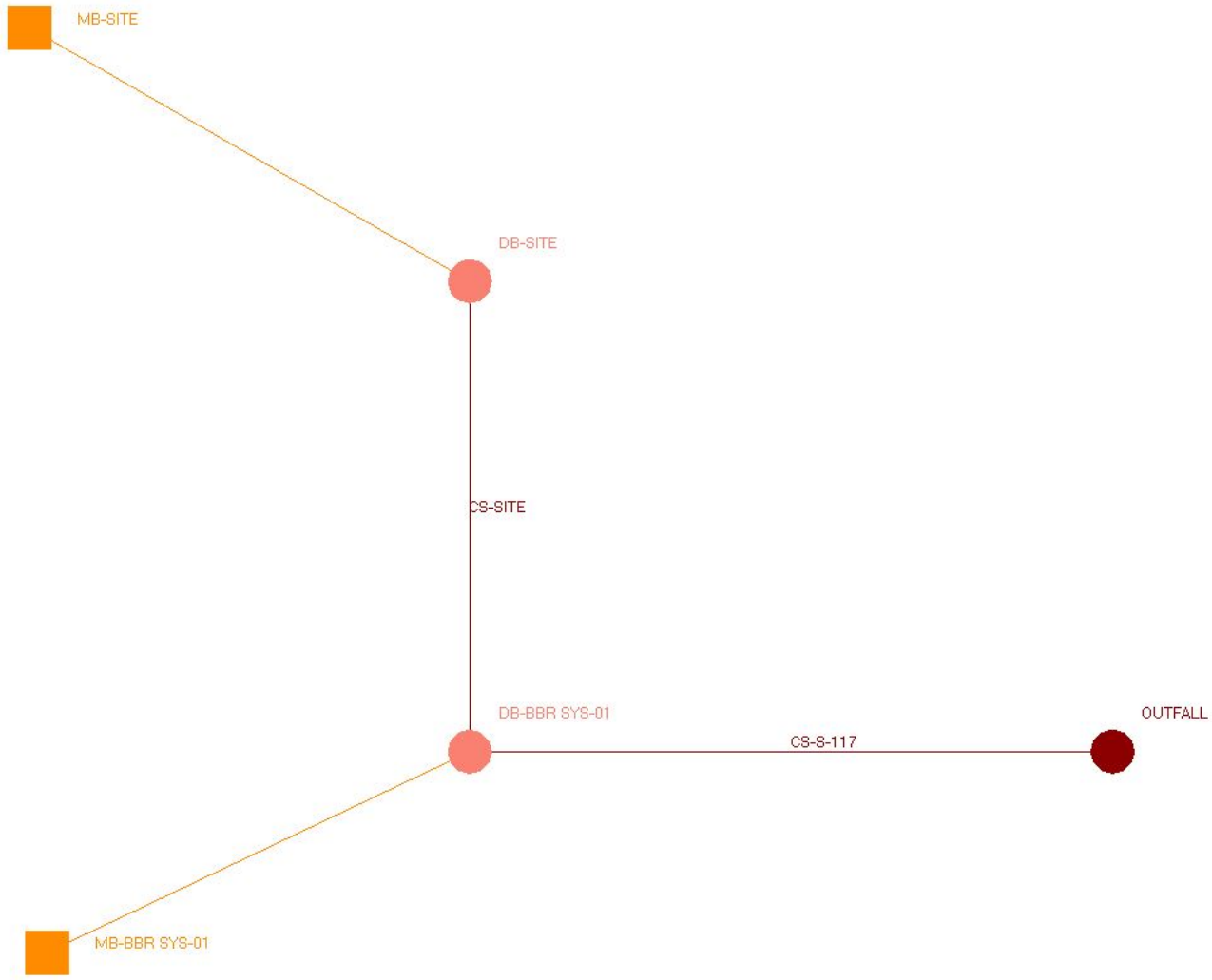
Stage-Area Flooded

Land Use	Storage Criteria	Elevation		Area (Ac)	Stage									
		From	To		5.29	6.29	6.79	7.29	7.79	8.29	8.62	11.00	12.00	13.75
~~Dry Retention~~	~~Vertical~~	~~0.00~~	~~13.75~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~
Roads	Linear	10.97	13.75	2.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.82	2.21
Open Space	Linear	6.35	13.75	0.69	0.00	0.00	0.04	0.09	0.13	0.18	0.21	0.43	0.53	0.69
			Flooded Area (Ac) =		0.00	0.00	0.04	0.09	0.13	0.18	0.21	0.46	1.35	2.90

Stage-Storage Volume

Item	Storage Criteria	Elevation		Area (Ac)	Stage									
		From	To		5.29	6.29	6.79	7.29	7.79	8.29	8.62	11.00	12.00	13.75
~~Dry Retention~~	~~Vertical~~	~~0.00~~	~~13.75~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~
Roads	Linear	10.97	13.75	2.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	1.14	3.07
Open Space	Linear	6.35	13.75	0.69	0.00	0.00	0.15	0.32	0.50	0.67	0.78	1.60	1.95	2.55
			Flooded Volume (AF) =		0.00	0.00	0.15	0.32	0.50	0.67	0.78	1.64	3.09	5.62

APPENDIX B – ICPR INPUTS AND RESULTS



NODAL DIAGRAM FOR SWM SYSTEM

Manual Basin: MB-BBR SYS-01

Scenario: Scenario1
Node: DB-BBR SYS-01
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 2.9000 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
2.9000	DB-BBR SYS-01	DB-BBR SYS-01	

Comment:

Manual Basin: MB-SITE

Scenario: Scenario1
Node: DB-SITE
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.7200 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.7200	DB-SITE	DB-SITE	

Comment:

Node: DB-BBR SYS-01

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 5.29 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
5.29	0.00	0
6.29	0.00	0
6.79	0.15	6534
7.29	0.32	13939

Stage [ft]	Volume [ac-ft]	Volume [ft3]
7.79	0.50	21780
8.29	0.67	29185
8.62	0.78	33977
11.00	1.64	71438
12.00	3.09	134600
13.75	5.62	244807

Comment:

Node: DB-SITE

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 6.85 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
5.29	0.00	0
6.29	0.00	0
6.79	0.09	3920
7.29	0.19	8276
7.79	0.29	12632
8.29	0.39	16988
9.62	0.64	27878
10.04	0.72	31363
12.00	1.13	49223
13.50	1.51	65776

Comment:

Node: OUTFALL

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.29 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.29
0	0	0	72.0000	1.04
0	0	0	360.0000	0.29

Comment:

Drop Structure Link: CS-S-117		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	5.29 ft	Invert:	5.29 ft
From Node:	DB-BBR SYS-01	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	OUTFALL	Geometry: Horizontal Ellipse		Geometry: Horizontal Ellipse	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	285.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.50	Op Table:		Op Table:	
Exit Loss Coef:	0.50	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Circular	Default:	0.00 ft
Invert:	5.29 ft	Op Table:	
Control Elevation:	5.29 ft	Ref Node:	
Max Depth:	0.25 ft	Discharge Coefficients	
		Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component			
Weir:	2	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	7.29 ft	Op Table:	
Control Elevation:	5.29 ft	Ref Node:	

Max Depth:	4.75 ft
Max Width:	6.00 ft
Fillet:	0.00 ft

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: CS-SITE		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	5.29 ft	Invert:	5.29 ft
From Node:	DB-SITE	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	DB-BBR SYS-01	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	215.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.50	Op Table:		Op Table:	
Exit Loss Coef:	0.50	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component	
Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	6.85 ft
Control Elevation:	5.29 ft
Max Depth:	0.25 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Simulation: 100Y-3D

Scenario: Scenario1
Run Date/Time: 8/22/2024 1:16:50 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	120.0000	120.0000
0	0	0	240.0000	240.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	120.0000	120.0000
0	0	0	240.0000	240.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: IMP1

Tolerances & Options

Time Marching: SAOR
IA Recovery Time: 24.0000 hr

Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~SFWMD-72
		Rainfall Amount:	14.10 in
		Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 10Y-1D

Scenario: Scenario1
Run Date/Time: 8/22/2024 1:11:45 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	120.0000	120.0000
0	0	0	240.0000	240.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	120.0000	120.0000
0	0	0	240.0000	240.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: IMP1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 6.60 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 25Y-3D

Scenario: Scenario1
Run Date/Time: 8/22/2024 1:12:55 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	120.0000	120.0000
0	0	0	240.0000	240.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	120.0000	120.0000
0	0	0	240.0000	240.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: IMP1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 11.40 in

Storm Duration:	72.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 25Y-3D BB

Scenario: Scenario1
Run Date/Time: 8/22/2024 1:40:28 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	120.0000	120.0000
0	0	0	240.0000	240.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	120.0000	120.0000
0	0	0	240.0000	240.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	CN1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	IMP1

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~SFWMD-72
		Rainfall Amount:	11.40 in
		Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 5Y-1D

Scenario:	Scenario1
Run Date/Time:	8/22/2024 1:14:03 PM
Program Version:	StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	120.0000	120.0000
0	0	0	240.0000	240.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	120.0000	120.0000
0	0	0	240.0000	240.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: CN1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: IMP1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 5.90 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Impervious: IMP1 [Set]

Land Cover Zone	% Impervious	% DCIA	% Direct	Ia/S [dec]	Ia Impervious [in]	Ia Pervious [in]
DB-BBR SYS-01	76.00	76.00	0.00	0.00	0.000	0.000
DB-SITE	52.00	52.00	0.00	0.00	0.000	0.000

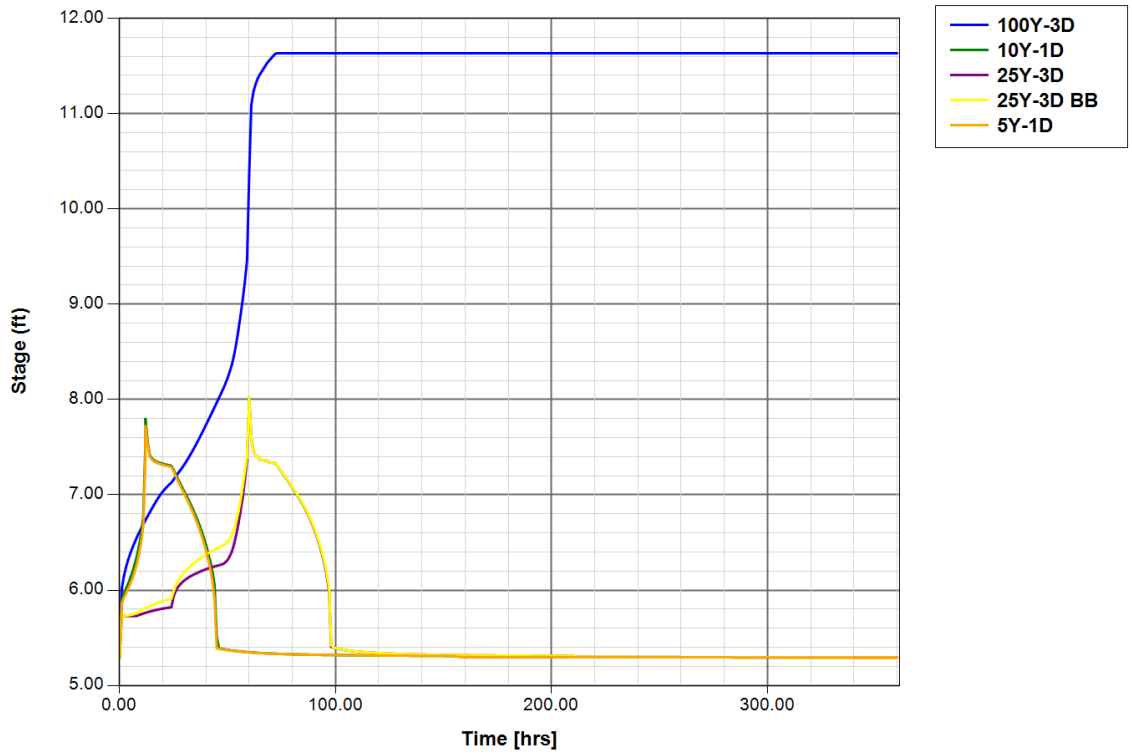
Curve Number: CN1 [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
DB-BBR SYS-01	DB-BBR SYS-01	84.0
DB-SITE	DB-SITE	72.0

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
DB-BBR SYS-01	100Y-3D	0.00	0.00	11.63	0.0010	17.94	0.15	54399
DB-BBR SYS-01	10Y-1D	0.00	0.00	7.80	-0.0010	11.02	7.36	15246
DB-BBR SYS-01	25Y-3D	0.00	0.00	8.02	-0.0010	14.46	12.15	15246
DB-BBR SYS-01	25Y-3D BB	0.00	0.00	8.02	-0.0010	14.46	12.21	15246
DB-BBR SYS-01	5Y-1D	0.00	0.00	7.72	-0.0010	9.78	5.88	15246

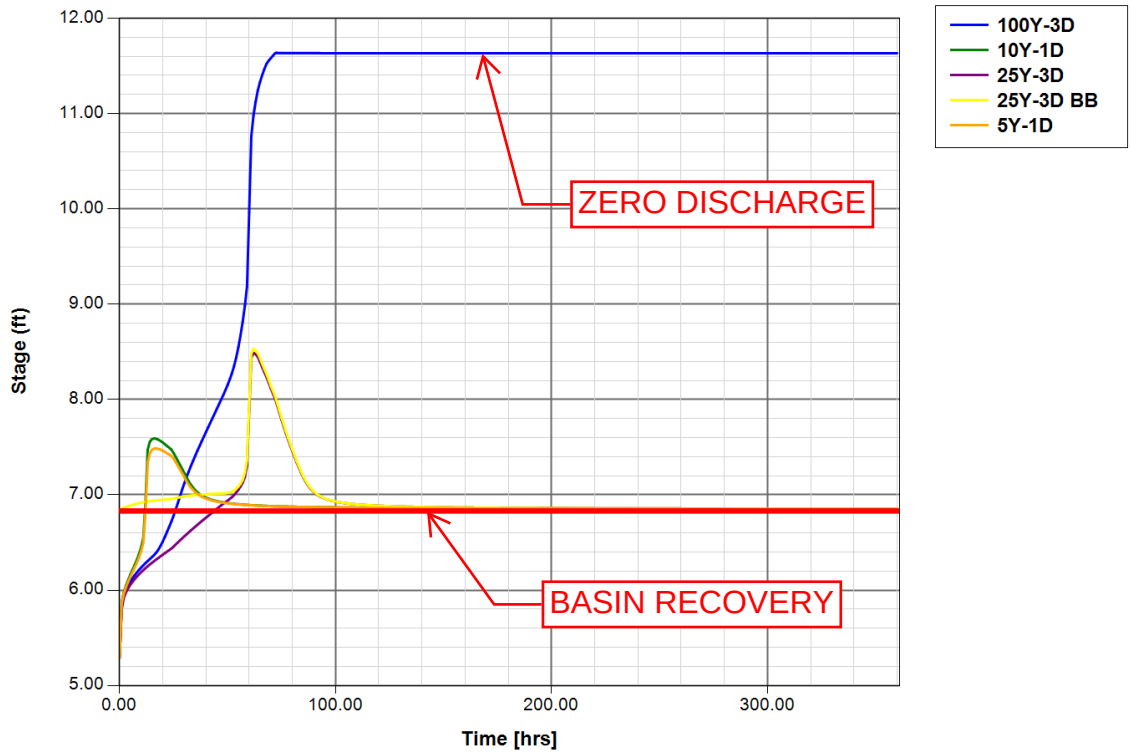
Stage [Node: DB-BBR SYS-01]



Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
DB-SITE	100Y-3D	0.00	0.00	11.64	0.0010	4.42	0.02	9820
DB-SITE	10Y-1D	0.00	0.00	7.59	0.0010	2.52	0.12	8712
DB-SITE	25Y-3D	0.00	0.00	8.49	0.0010	3.45	0.24	8712
DB-SITE	25Y-3D BB	0.00	0.00	8.53	0.0010	3.42	0.25	8712
DB-SITE	5Y-1D	0.00	0.00	7.49	0.0010	2.20	0.10	8712

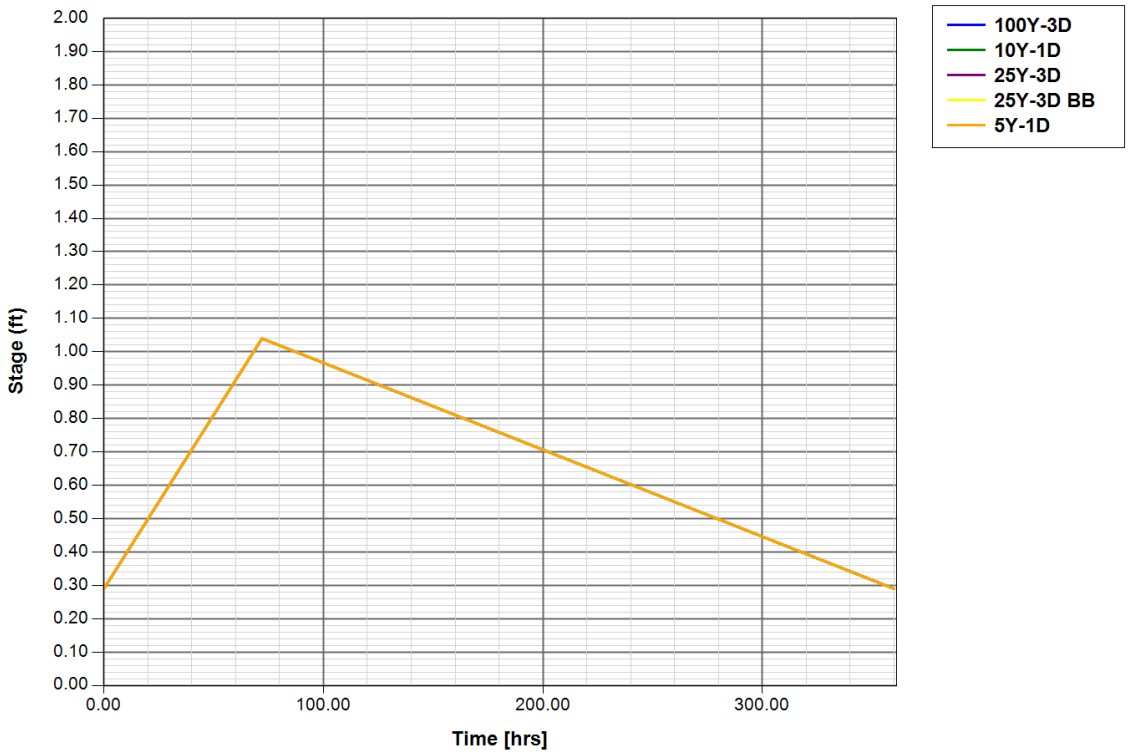
Stage [Node: DB-SITE]



Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
OUTFALL	100Y-3D	0.00	0.00	1.04	0.0001	0.00	0.00	0
OUTFALL	10Y-1D	0.00	0.00	1.04	0.0001	7.18	0.00	0
OUTFALL	25Y-3D	0.00	0.00	1.04	0.0001	12.15	0.00	0
OUTFALL	25Y-3D BB	0.00	0.00	1.04	0.0001	12.21	0.00	0
OUTFALL	5Y-1D	0.00	0.00	1.04	0.0001	5.70	0.00	0

Stage [Node: OUTFALL]



Link Min/Max Conditions [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
CS-S-117 - Pipe	100Y-3D	0.00	0.00	0.00	0.00	0.00	0.00
CS-S-117 - Weir: 1	100Y-3D	0.00	0.00	0.00	0.00	0.00	0.00
CS-S-117 - Weir: 2	100Y-3D	0.00	0.00	0.00	0.00	0.00	0.00
CS-S-117 - Pipe	10Y-1D	7.18	0.00	-0.03	0.00	0.00	0.00
CS-S-117 - Weir: 1	10Y-1D	0.31	0.00	0.00	0.00	0.00	0.00
CS-S-117 - Weir: 2	10Y-1D	6.93	0.00	0.02	2.28	2.28	2.28
CS-S-117 - Pipe	25Y-3D	12.15	0.00	-0.03	0.00	0.00	0.00
CS-S-117 -	25Y-3D	0.31	0.00	0.00	0.00	0.00	0.00

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
Weir: 1							
CS-S-117 - Weir: 2	25Y-3D	11.93	0.00	-0.02	2.73	2.73	2.73
CS-S-117 - Pipe	25Y-3D BB	12.21	0.00	-0.03	0.00	0.00	0.00
CS-S-117 - Weir: 1	25Y-3D BB	0.31	0.00	0.00	0.00	0.00	0.00
CS-S-117 - Weir: 2	25Y-3D BB	11.98	0.00	-0.02	2.73	2.73	2.73
CS-S-117 - Pipe	5Y-1D	5.70	0.00	-0.02	0.00	0.00	0.00
CS-S-117 - Weir: 1	5Y-1D	0.31	0.00	0.00	0.00	0.00	0.00
CS-S-117 - Weir: 2	5Y-1D	5.43	0.00	-0.02	2.10	2.10	2.10

Link Min/Max Conditions [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
CS-SITE - Pipe	100Y-3D	0.02	-0.15	0.00	0.00	0.00	0.00
CS-SITE - Weir: 1	100Y-3D	0.02	-0.15	0.00	0.00	0.00	0.00
CS-SITE - Pipe	10Y-1D	0.12	-0.20	0.00	0.00	0.00	0.00
CS-SITE - Weir: 1	10Y-1D	0.12	-0.20	0.01	0.00	0.00	0.00
CS-SITE - Pipe	25Y-3D	0.24	-0.08	0.00	0.00	0.00	0.00
CS-SITE - Weir: 1	25Y-3D	0.24	-0.08	0.00	0.00	0.00	0.00
CS-SITE - Pipe	25Y-3D BB	0.25	-0.07	0.00	0.00	0.00	0.00
CS-SITE - Weir: 1	25Y-3D BB	0.25	-0.07	0.00	0.00	0.00	0.00
CS-SITE - Pipe	5Y-1D	0.10	-0.19	0.01	0.00	0.00	0.00
CS-SITE - Weir: 1	5Y-1D	0.10	-0.19	0.01	0.00	0.00	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
25Y-3D	DB-SITE	0.0000	5.29	0.00	0.00
25Y-3D	DB-SITE	1.0003	5.80	0.00	0.00
25Y-3D	DB-SITE	2.0065	5.92	0.00	0.00
25Y-3D	DB-SITE	3.0065	5.98	0.00	0.00
25Y-3D	DB-SITE	4.0065	6.02	0.01	0.00
25Y-3D	DB-SITE	5.0065	6.06	0.01	0.00
25Y-3D	DB-SITE	6.0065	6.09	0.01	0.00
25Y-3D	DB-SITE	7.0065	6.12	0.01	0.00
25Y-3D	DB-SITE	8.0065	6.14	0.01	0.00
25Y-3D	DB-SITE	9.0065	6.17	0.01	0.00
25Y-3D	DB-SITE	10.0065	6.19	0.02	0.00
25Y-3D	DB-SITE	11.0065	6.21	0.02	0.00
25Y-3D	DB-SITE	12.0065	6.23	0.02	0.00
25Y-3D	DB-SITE	13.0065	6.25	0.02	0.00
25Y-3D	DB-SITE	14.0065	6.27	0.02	0.00
25Y-3D	DB-SITE	15.0065	6.29	0.02	0.00
25Y-3D	DB-SITE	16.0065	6.31	0.03	0.00
25Y-3D	DB-SITE	17.0065	6.32	0.03	0.00
25Y-3D	DB-SITE	18.0065	6.34	0.03	0.00
25Y-3D	DB-SITE	19.0065	6.36	0.03	0.00
25Y-3D	DB-SITE	20.0065	6.37	0.03	0.00
25Y-3D	DB-SITE	21.0065	6.39	0.03	0.00
25Y-3D	DB-SITE	22.0065	6.40	0.04	0.00
25Y-3D	DB-SITE	23.0065	6.42	0.04	0.00
25Y-3D	DB-SITE	24.0065	6.44	0.04	0.00
25Y-3D	DB-SITE	25.0081	6.46	0.04	0.00
25Y-3D	DB-SITE	26.0081	6.48	0.04	0.00
25Y-3D	DB-SITE	27.0081	6.50	0.05	0.00
25Y-3D	DB-SITE	28.0081	6.52	0.05	0.00
25Y-3D	DB-SITE	29.0081	6.54	0.05	0.00
25Y-3D	DB-SITE	30.0081	6.57	0.06	0.00
25Y-3D	DB-SITE	31.0081	6.59	0.06	0.00
25Y-3D	DB-SITE	32.0081	6.61	0.06	0.00
25Y-3D	DB-SITE	33.0081	6.63	0.07	0.00
25Y-3D	DB-SITE	34.0081	6.65	0.07	0.00
25Y-3D	DB-SITE	35.0081	6.67	0.07	0.00
25Y-3D	DB-SITE	36.0081	6.69	0.07	0.00
25Y-3D	DB-SITE	37.0081	6.70	0.08	0.00
25Y-3D	DB-SITE	38.0081	6.72	0.08	0.00
25Y-3D	DB-SITE	39.0081	6.74	0.08	0.00
25Y-3D	DB-SITE	40.0081	6.76	0.09	0.00
25Y-3D	DB-SITE	41.0081	6.78	0.09	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
25Y-3D	DB-SITE	42.0081	6.80	0.10	0.00
25Y-3D	DB-SITE	43.0081	6.82	0.10	0.00
25Y-3D	DB-SITE	44.0081	6.83	0.10	0.00
25Y-3D	DB-SITE	45.0081	6.85	0.11	0.00
25Y-3D	DB-SITE	46.0081	6.87	0.11	0.00
25Y-3D	DB-SITE	47.0081	6.89	0.11	0.00
25Y-3D	DB-SITE	48.0081	6.91	0.12	0.00
25Y-3D	DB-SITE	49.0081	6.92	0.12	0.00
25Y-3D	DB-SITE	50.0081	6.94	0.12	0.00
25Y-3D	DB-SITE	51.0081	6.96	0.13	0.00
25Y-3D	DB-SITE	52.0081	6.98	0.13	0.01
25Y-3D	DB-SITE	53.0081	7.00	0.14	0.01
25Y-3D	DB-SITE	54.0081	7.02	0.15	0.01
25Y-3D	DB-SITE	55.0081	7.05	0.16	0.02
25Y-3D	DB-SITE	56.0048	7.09	0.17	0.02
25Y-3D	DB-SITE	57.0044	7.13	0.19	0.03
25Y-3D	DB-SITE	58.0017	7.19	0.20	0.03
25Y-3D	DB-SITE	59.0000	7.31	0.23	0.03
25Y-3D	DB-SITE	60.0001	7.88	0.34	0.03
25Y-3D	DB-SITE	61.0019	8.44	0.46	0.05
25Y-3D	DB-SITE	62.0064	8.49	0.49	0.06
25Y-3D	DB-SITE	63.0064	8.47	0.51	0.08
25Y-3D	DB-SITE	64.0064	8.45	0.52	0.10
25Y-3D	DB-SITE	65.0064	8.40	0.53	0.12
25Y-3D	DB-SITE	66.0064	8.34	0.54	0.14
25Y-3D	DB-SITE	67.0064	8.29	0.55	0.16
25Y-3D	DB-SITE	68.0064	8.24	0.56	0.18
25Y-3D	DB-SITE	69.0064	8.18	0.57	0.20
25Y-3D	DB-SITE	70.0064	8.12	0.57	0.22
25Y-3D	DB-SITE	71.0064	8.06	0.58	0.23
25Y-3D	DB-SITE	72.0064	8.01	0.58	0.25
25Y-3D	DB-SITE	73.0064	7.94	0.59	0.27
25Y-3D	DB-SITE	74.0064	7.86	0.59	0.28
25Y-3D	DB-SITE	75.0064	7.79	0.59	0.30
25Y-3D	DB-SITE	76.0064	7.72	0.59	0.31
25Y-3D	DB-SITE	77.0064	7.65	0.59	0.32
25Y-3D	DB-SITE	78.0064	7.58	0.59	0.34
25Y-3D	DB-SITE	79.0064	7.52	0.59	0.35
25Y-3D	DB-SITE	80.0064	7.46	0.59	0.36
25Y-3D	DB-SITE	81.0064	7.40	0.59	0.37
25Y-3D	DB-SITE	82.0064	7.34	0.59	0.38
25Y-3D	DB-SITE	83.0064	7.29	0.59	0.40

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
25Y-3D	DB-SITE	84.0064	7.23	0.59	0.41
25Y-3D	DB-SITE	85.0064	7.19	0.59	0.42
25Y-3D	DB-SITE	86.0064	7.14	0.59	0.42
25Y-3D	DB-SITE	87.0064	7.11	0.59	0.43
25Y-3D	DB-SITE	88.0064	7.08	0.59	0.44
25Y-3D	DB-SITE	89.0064	7.05	0.59	0.44
25Y-3D	DB-SITE	90.0064	7.03	0.59	0.45
25Y-3D	DB-SITE	91.0064	7.01	0.59	0.45
25Y-3D	DB-SITE	92.0064	6.99	0.59	0.45
25Y-3D	DB-SITE	93.0064	6.98	0.59	0.46
25Y-3D	DB-SITE	94.0064	6.97	0.59	0.46
25Y-3D	DB-SITE	95.0064	6.96	0.59	0.46
25Y-3D	DB-SITE	96.0064	6.95	0.59	0.46
25Y-3D	DB-SITE	97.0001	6.95	0.59	0.46
25Y-3D	DB-SITE	98.0019	6.94	0.59	0.46
25Y-3D	DB-SITE	99.0011	6.93	0.59	0.46
25Y-3D	DB-SITE	100.0011	6.93	0.59	0.47
25Y-3D	DB-SITE	101.0011	6.93	0.59	0.47
25Y-3D	DB-SITE	102.0011	6.92	0.59	0.47
25Y-3D	DB-SITE	103.0011	6.92	0.59	0.47
25Y-3D	DB-SITE	104.0011	6.91	0.59	0.47
25Y-3D	DB-SITE	105.0011	6.91	0.59	0.47
25Y-3D	DB-SITE	106.0011	6.91	0.59	0.47
25Y-3D	DB-SITE	107.0011	6.91	0.59	0.47
25Y-3D	DB-SITE	108.0011	6.90	0.59	0.47
25Y-3D	DB-SITE	109.0011	6.90	0.59	0.47
25Y-3D	DB-SITE	110.0011	6.90	0.59	0.47
25Y-3D	DB-SITE	111.0011	6.90	0.59	0.47
25Y-3D	DB-SITE	112.0011	6.90	0.59	0.47
25Y-3D	DB-SITE	113.0011	6.89	0.59	0.47
25Y-3D	DB-SITE	114.0011	6.89	0.59	0.47
25Y-3D	DB-SITE	115.0011	6.89	0.59	0.47
25Y-3D	DB-SITE	116.0011	6.89	0.59	0.47
25Y-3D	DB-SITE	117.0011	6.89	0.59	0.47
25Y-3D	DB-SITE	118.0011	6.89	0.59	0.47
25Y-3D	DB-SITE	119.0011	6.89	0.59	0.47
25Y-3D	DB-SITE	120.0011	6.89	0.59	0.47
25Y-3D	DB-SITE	122.0011	6.88	0.59	0.47
25Y-3D	DB-SITE	124.0011	6.88	0.59	0.47
25Y-3D	DB-SITE	126.0011	6.88	0.59	0.48
25Y-3D	DB-SITE	128.0011	6.88	0.59	0.48
25Y-3D	DB-SITE	130.0011	6.88	0.59	0.48

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
25Y-3D	DB-SITE	132.0011	6.88	0.59	0.48
25Y-3D	DB-SITE	134.0011	6.88	0.59	0.48
25Y-3D	DB-SITE	136.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	138.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	140.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	142.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	144.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	146.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	148.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	150.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	152.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	154.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	156.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	158.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	160.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	162.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	164.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	166.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	168.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	170.0011	6.87	0.59	0.48
25Y-3D	DB-SITE	172.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	174.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	176.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	178.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	180.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	182.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	184.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	186.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	188.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	190.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	192.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	194.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	196.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	198.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	200.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	202.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	204.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	206.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	208.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	210.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	212.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	214.0011	6.86	0.59	0.48

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
25Y-3D	DB-SITE	216.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	218.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	220.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	222.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	224.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	226.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	228.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	230.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	232.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	234.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	236.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	238.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	240.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	244.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	248.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	252.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	256.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	260.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	264.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	268.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	272.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	276.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	280.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	284.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	288.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	292.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	296.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	300.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	304.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	308.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	312.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	316.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	320.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	324.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	328.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	332.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	336.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	340.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	344.0011	6.86	0.59	0.48
25Y-3D	DB-SITE	348.0011	6.85	0.59	0.48
25Y-3D	DB-SITE	352.0011	6.85	0.59	0.48
25Y-3D	DB-SITE	356.0011	6.85	0.59	0.48

WQ EL. = 6.54
@ 728.00 HOURS

TIME = 150.00 HOURS > 24 HOURS

1/2 WQ EL. = 6.78
@ 878.00 HOURS

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
25Y-3D BB	DB-SITE	0.0000	6.85	0.00	0.00
25Y-3D BB	DB-SITE	1.0075	6.86	0.00	0.00
25Y-3D BB	DB-SITE	2.0026	6.86	0.00	0.00
25Y-3D BB	DB-SITE	3.0026	6.87	0.00	0.00
25Y-3D BB	DB-SITE	4.0026	6.88	0.01	0.00
25Y-3D BB	DB-SITE	5.0026	6.89	0.01	0.00
25Y-3D BB	DB-SITE	6.0026	6.89	0.01	0.00
25Y-3D BB	DB-SITE	7.0026	6.90	0.01	0.00
25Y-3D BB	DB-SITE	8.0026	6.91	0.01	0.00
25Y-3D BB	DB-SITE	9.0026	6.91	0.01	0.00
25Y-3D BB	DB-SITE	10.0026	6.92	0.02	0.00
25Y-3D BB	DB-SITE	11.0026	6.92	0.02	0.00
25Y-3D BB	DB-SITE	12.0026	6.93	0.02	0.00
25Y-3D BB	DB-SITE	13.0026	6.93	0.02	0.00
25Y-3D BB	DB-SITE	14.0026	6.93	0.02	0.01
25Y-3D BB	DB-SITE	15.0026	6.94	0.02	0.01
25Y-3D BB	DB-SITE	16.0026	6.94	0.03	0.01
25Y-3D BB	DB-SITE	17.0026	6.94	0.03	0.01
25Y-3D BB	DB-SITE	18.0026	6.94	0.03	0.01
25Y-3D BB	DB-SITE	19.0026	6.95	0.03	0.01
25Y-3D BB	DB-SITE	20.0026	6.95	0.03	0.01
25Y-3D BB	DB-SITE	21.0026	6.95	0.03	0.01
25Y-3D BB	DB-SITE	22.0026	6.95	0.04	0.02
25Y-3D BB	DB-SITE	23.0026	6.95	0.04	0.02
25Y-3D BB	DB-SITE	24.0026	6.96	0.04	0.02
25Y-3D BB	DB-SITE	25.0026	6.96	0.04	0.02
25Y-3D BB	DB-SITE	26.0026	6.97	0.04	0.02
25Y-3D BB	DB-SITE	27.0026	6.97	0.05	0.02
25Y-3D BB	DB-SITE	28.0026	6.98	0.05	0.03
25Y-3D BB	DB-SITE	29.0026	6.98	0.05	0.03
25Y-3D BB	DB-SITE	30.0026	6.98	0.06	0.03
25Y-3D BB	DB-SITE	31.0026	6.99	0.06	0.03
25Y-3D BB	DB-SITE	32.0026	6.99	0.06	0.04
25Y-3D BB	DB-SITE	33.0026	6.99	0.07	0.04
25Y-3D BB	DB-SITE	34.0026	6.99	0.07	0.04
25Y-3D BB	DB-SITE	35.0026	7.00	0.07	0.04
25Y-3D BB	DB-SITE	36.0026	7.00	0.07	0.05
25Y-3D BB	DB-SITE	37.0026	7.00	0.08	0.05
25Y-3D BB	DB-SITE	38.0026	7.00	0.08	0.05
25Y-3D BB	DB-SITE	39.0026	7.00	0.08	0.06
25Y-3D BB	DB-SITE	40.0026	7.01	0.09	0.06
25Y-3D BB	DB-SITE	41.0026	7.01	0.09	0.06

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
25Y-3D BB	DB-SITE	42.0026	7.01	0.10	0.06
25Y-3D BB	DB-SITE	43.0026	7.01	0.10	0.07
25Y-3D BB	DB-SITE	44.0026	7.01	0.10	0.07
25Y-3D BB	DB-SITE	45.0026	7.01	0.11	0.07
25Y-3D BB	DB-SITE	46.0026	7.01	0.11	0.08
25Y-3D BB	DB-SITE	47.0026	7.01	0.11	0.08
25Y-3D BB	DB-SITE	48.0026	7.02	0.12	0.08
25Y-3D BB	DB-SITE	49.0026	7.02	0.12	0.09
25Y-3D BB	DB-SITE	50.0026	7.02	0.12	0.09
25Y-3D BB	DB-SITE	51.0026	7.03	0.13	0.10
25Y-3D BB	DB-SITE	52.0026	7.03	0.13	0.10
25Y-3D BB	DB-SITE	53.0026	7.05	0.14	0.10
25Y-3D BB	DB-SITE	54.0026	7.06	0.15	0.11
25Y-3D BB	DB-SITE	55.0026	7.09	0.16	0.11
25Y-3D BB	DB-SITE	56.0051	7.12	0.17	0.12
25Y-3D BB	DB-SITE	57.0015	7.16	0.19	0.13
25Y-3D BB	DB-SITE	58.0029	7.23	0.20	0.13
25Y-3D BB	DB-SITE	59.0031	7.36	0.23	0.13
25Y-3D BB	DB-SITE	60.0003	7.93	0.34	0.13
25Y-3D BB	DB-SITE	61.0025	8.48	0.46	0.14
25Y-3D BB	DB-SITE	62.0032	8.53	0.49	0.16
25Y-3D BB	DB-SITE	63.0032	8.52	0.51	0.18
25Y-3D BB	DB-SITE	64.0032	8.48	0.52	0.20
25Y-3D BB	DB-SITE	65.0032	8.43	0.53	0.22
25Y-3D BB	DB-SITE	66.0032	8.38	0.54	0.24
25Y-3D BB	DB-SITE	67.0032	8.32	0.55	0.26
25Y-3D BB	DB-SITE	68.0032	8.27	0.56	0.28
25Y-3D BB	DB-SITE	69.0032	8.21	0.57	0.30
25Y-3D BB	DB-SITE	70.0032	8.15	0.57	0.32
25Y-3D BB	DB-SITE	71.0032	8.09	0.58	0.33
25Y-3D BB	DB-SITE	72.0032	8.03	0.58	0.35
25Y-3D BB	DB-SITE	73.0032	7.96	0.59	0.37
25Y-3D BB	DB-SITE	74.0032	7.88	0.59	0.38
25Y-3D BB	DB-SITE	75.0032	7.81	0.59	0.40
25Y-3D BB	DB-SITE	76.0032	7.74	0.59	0.41
25Y-3D BB	DB-SITE	77.0032	7.67	0.59	0.42
25Y-3D BB	DB-SITE	78.0032	7.60	0.59	0.44
25Y-3D BB	DB-SITE	79.0032	7.54	0.59	0.45
25Y-3D BB	DB-SITE	80.0032	7.47	0.59	0.46
25Y-3D BB	DB-SITE	81.0032	7.41	0.59	0.48
25Y-3D BB	DB-SITE	82.0032	7.36	0.59	0.49
25Y-3D BB	DB-SITE	83.0032	7.30	0.59	0.50

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
25Y-3D BB	DB-SITE	84.0032	7.25	0.59	0.51
25Y-3D BB	DB-SITE	85.0032	7.20	0.59	0.52
25Y-3D BB	DB-SITE	86.0032	7.15	0.59	0.53
25Y-3D BB	DB-SITE	87.0032	7.11	0.59	0.53
25Y-3D BB	DB-SITE	88.0032	7.08	0.59	0.54
25Y-3D BB	DB-SITE	89.0032	7.06	0.59	0.55
25Y-3D BB	DB-SITE	90.0032	7.03	0.59	0.55
25Y-3D BB	DB-SITE	91.0032	7.01	0.59	0.55
25Y-3D BB	DB-SITE	92.0032	7.00	0.59	0.56
25Y-3D BB	DB-SITE	93.0032	6.98	0.59	0.56
25Y-3D BB	DB-SITE	94.0032	6.97	0.59	0.56
25Y-3D BB	DB-SITE	95.0032	6.96	0.59	0.56
25Y-3D BB	DB-SITE	96.0015	6.95	0.59	0.57
25Y-3D BB	DB-SITE	97.0018	6.95	0.59	0.57
25Y-3D BB	DB-SITE	98.0008	6.94	0.59	0.57
25Y-3D BB	DB-SITE	99.0010	6.94	0.59	0.57
25Y-3D BB	DB-SITE	100.0010	6.93	0.59	0.57
25Y-3D BB	DB-SITE	101.0010	6.93	0.59	0.57
25Y-3D BB	DB-SITE	102.0010	6.92	0.59	0.57
25Y-3D BB	DB-SITE	103.0010	6.92	0.59	0.57
25Y-3D BB	DB-SITE	104.0010	6.91	0.59	0.57
25Y-3D BB	DB-SITE	105.0010	6.91	0.59	0.57
25Y-3D BB	DB-SITE	106.0010	6.91	0.59	0.57
25Y-3D BB	DB-SITE	107.0010	6.91	0.59	0.58
25Y-3D BB	DB-SITE	108.0010	6.90	0.59	0.58
25Y-3D BB	DB-SITE	109.0010	6.90	0.59	0.58
25Y-3D BB	DB-SITE	110.0010	6.90	0.59	0.58
25Y-3D BB	DB-SITE	111.0010	6.90	0.59	0.58
25Y-3D BB	DB-SITE	112.0010	6.90	0.59	0.58
25Y-3D BB	DB-SITE	113.0010	6.90	0.59	0.58
25Y-3D BB	DB-SITE	114.0010	6.89	0.59	0.58
25Y-3D BB	DB-SITE	115.0010	6.89	0.59	0.58
25Y-3D BB	DB-SITE	116.0010	6.89	0.59	0.58
25Y-3D BB	DB-SITE	117.0010	6.89	0.59	0.58
25Y-3D BB	DB-SITE	118.0010	6.89	0.59	0.58
25Y-3D BB	DB-SITE	119.0010	6.89	0.59	0.58
25Y-3D BB	DB-SITE	120.0010	6.89	0.59	0.58
25Y-3D BB	DB-SITE	122.0010	6.88	0.59	0.58
25Y-3D BB	DB-SITE	124.0010	6.88	0.59	0.58
25Y-3D BB	DB-SITE	126.0010	6.88	0.59	0.58
25Y-3D BB	DB-SITE	128.0010	6.88	0.59	0.58
25Y-3D BB	DB-SITE	130.0010	6.88	0.59	0.58

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
25Y-3D BB	DB-SITE	132.0010	6.88	0.59	0.58
25Y-3D BB	DB-SITE	134.0010	6.88	0.59	0.58
25Y-3D BB	DB-SITE	136.0010	6.88	0.59	0.58
25Y-3D BB	DB-SITE	138.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	140.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	142.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	144.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	146.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	148.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	150.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	152.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	154.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	156.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	158.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	160.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	162.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	164.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	166.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	168.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	170.0010	6.87	0.59	0.58
25Y-3D BB	DB-SITE	172.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	174.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	176.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	178.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	180.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	182.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	184.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	186.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	188.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	190.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	192.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	194.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	196.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	198.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	200.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	202.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	204.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	206.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	208.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	210.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	212.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	214.0010	6.86	0.59	0.58

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
25Y-3D BB	DB-SITE	216.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	218.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	220.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	222.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	224.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	226.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	228.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	230.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	232.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	234.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	236.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	238.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	240.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	244.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	248.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	252.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	256.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	260.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	264.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	268.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	272.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	276.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	280.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	284.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	288.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	292.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	296.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	300.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	304.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	308.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	312.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	316.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	320.0010	6.86	0.59	0.58
25Y-3D BB	DB-SITE	324.0010	6.86	0.59	0.59
25Y-3D BB	DB-SITE	328.0010	6.86	0.59	0.59
25Y-3D BB	DB-SITE	332.0010	6.86	0.59	0.59
25Y-3D BB	DB-SITE	336.0010	6.86	0.59	0.59
25Y-3D BB	DB-SITE	340.0010	6.86	0.59	0.59
25Y-3D BB	DB-SITE	344.0010	6.86	0.59	0.59
25Y-3D BB	DB-SITE	348.0010	6.85	0.59	0.59
25Y-3D BB	DB-SITE	352.0010	6.85	0.59	0.59
25Y-3D BB	DB-SITE	356.0010	6.85	0.59	0.59

Sim	Link Name	From Node Name	To Node Name	Maximum Flow Rate [cfs]
25Y-3D	CS-SITE	~~D~CS-SITE~N	DB-BBR SYS-01	0.24

Sim	Node Name	Maximum Stage [ft]
100Y-3D	DB-BBR SYS-01	11.63
100Y-3D	DB-SITE	11.64
10Y-1D	DB-BBR SYS-01	7.80
10Y-1D	DB-SITE	7.59
25Y-3D	DB-BBR SYS-01	8.02
25Y-3D	DB-SITE	8.49
25Y-3D BB	DB-BBR SYS-01	8.02
25Y-3D BB	DB-SITE	8.53
5Y-1D	DB-BBR SYS-01	7.72
5Y-1D	DB-SITE	7.49

APPENDIX C – NUTRIENT LOADING CALCULATIONS

Complete Report (not including cost) Ver 4.3.5

Project: Telcofacilities Data Center
Date: 8/22/2024 7:39:49 AM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	1
Rainfall Zone	Florida Zone 4
Annual Mean Rainfall	53.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Ruderal/Upland Pine: TN=1.694 TP=0.162
Area (acres)	0.72
Rational Coefficient (0-1)	0.04
Non DCIA Curve Number	61.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	1.694
Phosphorus EMC (mg/l)	0.162
Runoff Volume (ac-ft/yr)	0.136
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	0.284
Phosphorus Loading (kg/yr)	0.027

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	0.72
Rational Coefficient (0-1)	0.45
Non DCIA Curve Number	61.00
DCIA Percent (0-100)	52.00

Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	1.427
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	1.988
Phosphorus Loading (kg/yr)	0.331

Catchment Number: 1 Name: 1

Project: Telcofacilities Data Center
Date: 8/22/2024

Retention Design

Retention Depth (in)	1.700
Retention Volume (ac-ft)	0.102

Watershed Characteristics

Catchment Area (acres)	0.72
Contributing Area (acres)	0.720
Non-DCIA Curve Number	61.00
DCIA Percent	52.00
Rainfall Zone	Florida Zone 4
Rainfall (in)	53.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	86
Provided TN Treatment Efficiency (%)	92
Required TP Treatment Efficiency (%)	92
Provided TP Treatment Efficiency (%)	92

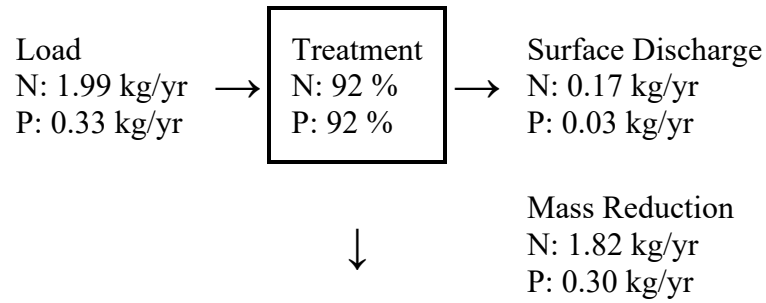
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

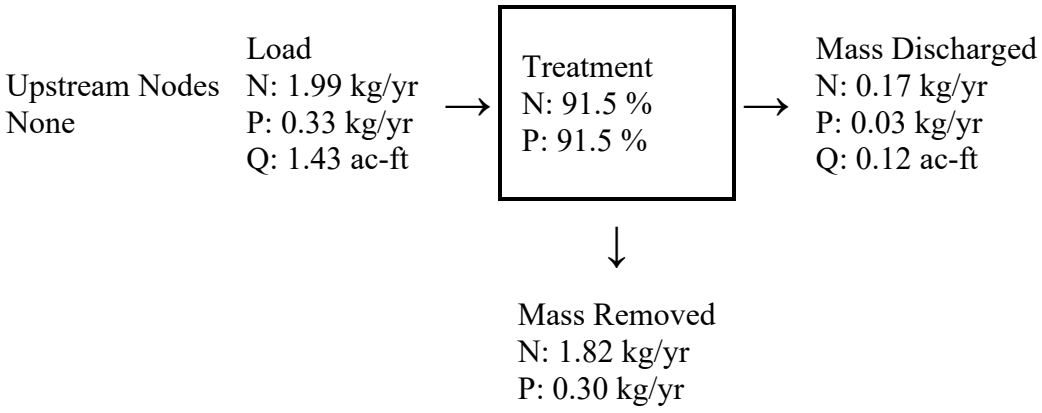
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	1.820
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.303
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: Telcofacilities Data Center

Date:8/22/2024

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (1) Retention Based on % removal values to the nearest percent

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	.28 kg/yr	
Total N post load	1.99 kg/yr	
Target N load reduction	86 %	
Target N discharge load	.28 kg/yr	
Percent N load reduction	92 %	
Provided N discharge load	.17 kg/yr	.37 lb/yr
Provided N load removed	1.82 kg/yr	4.01 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	.027 kg/yr	
Total P post load	.331 kg/yr	
Target P load reduction	92 %	
Target P discharge load	.027 kg/yr	
Percent P load reduction	92 %	
Provided P discharge load	.028 kg/yr	.06 lb/yr
Provided P load removed	.303 kg/yr	.668 lb/yr

NUTRIENT LOADING

PROJECT NAME: Telcofacilities Data Center - 37695 Imperial River Road, Bonita Springs, FL 34134

DATE: 8/1/2024 **JOB CODE:** TBBRDO

PARAMETERS

	PREDEVELOPMENT		POST-DEVELOPMENT	
BASIN AREA =	0.72	acres	0.72	acres
IMPERVIOUS =	0.00	acres	0.38	acres
PERVIOUS =	0.72	acres	0.34	acres
DCIA =	0.00	acres	0.38	acres
NDCIA =	0.00	acres	0.00	acres
DCIA% =	0	%	52	%
NDCIA% =	0	%	0	%
CE = CONTROL ELEVATION =	5.29	ft		
AVG. SITE EL. =	10.27	ft		

WATERBODY RECEIVING DISCHARGE:	IMPERIAL RIVER
STATUS:	IMPAIRED
OFW:	YES

obtained from FDEP Impaired Waters, TMDLs, and BMAP Interactive Map & Outstanding Florida Waters Map

ANNUAL RAINFALL = 53 inches/yr

Values used in calculations obtained from Appendices, Equations, & Tables from the Department of Environmental Protection and Water Management Districts Enviromental Resource Permit Stormwater Quality Applicant's Handbook - Design Requirements for Stormwater Treatment Systems in Florida

CURVE NUMBER (CN) DETERMINATION

[1]Pervious CN: 61 [2]Impervious CN: 98

[1] *from USDA TR-55 Urban Hydrology for Small Watersheds, open space, grass cover > 75%, hydrologic soil group B, primary soil composition obtained from USDA Natural Resources Conservation Service Web Soil Survey (Daytona Sand)*

[2] *from USDA TR-55 Urban Hydrology for Small Watersheds*

WEIGHTED NDCIA CN CALCULATIONS

Composite NDCIA CN = [(Pervious Area x Pervious CN) + (NDCIA Area x Imp CN)] / (Pervious Area + NDCIA Area)

$$PRE = \frac{(0.72\ ac \times 61) + (0.00\ ac \times 98)}{0.72\ ac} = 61$$

$$POST = \frac{(0.34\ ac \times 61) + (0.00\ ac \times 98)}{0.34\ ac} = 61$$

CORRELATION OF NATURAL VEGETATIVE COMMUNITY TYPES WITH SOIL SERIES ***APPENDIX B***

		STORMWATER RULE VEGATATION GROUP	
SOIL SERIES	**VEGETATIVE COMMUNITY**	**TP**	**TN**
Daytona Sand	3 - Sand Pine Scrub	1	1

Soil Series obtained from USDA Natural Resources Conservation Service Web Soil Survey

NATURAL VEGETATIVE COMMUNITY AREAL LOADING RATES ***TABLE 3.2***

	TP LOAD (kg/ac-inch-yr)		TN LOAD (kg/ac-inch-yr)	
METEOROLOGICAL ZONE	**GROUP 1**	**GROUP 2**	**GROUP 1**	**GROUP 2**
1	0.00025	0.00372	0.00131	0.01199
2	0.00015	0.00226	0.00064	0.00769
3	0.00023	0.00333	0.00141	0.00978
4	0.00016	0.00236	0.00080	0.00752
5	0.00027	0.00396	0.00157	0.01217

PREDEVELOPMENT POLLUTANT LOADINGS

PREDEVELOPMENT LOADING = TP OR TN AEREAL LOADING RATE (kg/ac-in-yr) x SIZE OF VEGETATIVE COMMUNITY TYPES (acres) x ANNUAL RAINFALL (inches/yr)

EQUATION 3-2

TP_{PRE} = 0.00016 kg/ac-inch-yr x 0.72 acres x 53 $^{inches}/_{yr}$ = 0.01 kg/yr

TN_{PRE} = 0.00080 kg/ac-inch-yr x 0.72 acres x 53 $^{inches}/_{yr}$ = 0.03 kg/yr

POST-DEVELOPMENT HYDROLOGY ***APPENDIX E***

POST-DEVELOPMENT MEAN ANNUAL RUNOFF COEFFICIENT (C VALUE) AS A FUNCTION OF DCIA PERCENTAGE AND NON-DCIA CURVE NUMBER (CN)

	DCIA%	
	50	55
NDCIA CN	C VALUE	C VALUE
60	0.432	0.471
61	0.433	0.472
65	0.438	0.477

DCIA%	C VALUE
50	0.433
52	0.452
55	0.472

POST-DEVELOPMENT ANNUAL RUNOFF VOLUME (ac-ft) = AREA (acres) x MEAN ANNUAL RAINFALL (inches) x C VALUE x 1 ft/12 in

ANNUAL RUNOFF VOLUME = 0.72 acres x 53 $^{inches}/_{yr}$ x 0.452 x $^{1ft}/_{12in}$ = **1.43** ac-ft/yr

POST-DEVELOPMENT POLLUTANT LOADINGS ***TABLE 3.4***

LAND USE CATEGORY	EVENT MEAN CONCENTRATION (mg/l)	
	TP	TN
Low-Density Residential	0.18	1.50
Single-Family	0.31	1.85
Multi-Family	0.48	1.91
Low-Intensity Commercial	0.16	0.93
High-Intensity Commercial	0.23	2.48
Light-Industrial	0.23	1.14
Highway	0.17	1.37
Agricultural		
Pasture	0.70	2.48
Citrus	0.16	2.31
Row Crops	0.51	2.47
General Agriculture	0.46	2.42
Mining/Extractive	0.15	1.18

ANNUAL MASS LOADING (kg/yr) = ANNUAL RUNOFF VOLUME (ac-ft) x EMC (mg/l)

EQUATION 3-2

TP_{POST} = 1.43 $^{ac\text{-}ft}/_{yr}$ x 43,560 $^{ft\text{^}2}/_{ac}$ x 7.48 $^{gal}/_{ft\text{^}3}$ x 3.785 $^{liter}/_{gal}$ x 0.16 $^{mg}/_{l}$ x $^{1\ kg}/_{10\text{^}6\ mg}$

= **0.28** kg/yr

TN_{POST} = 1.43 $^{ac\text{-}ft}/_{yr}$ x 43,560 $^{ft\text{^}2}/_{ac}$ x 7.48 $^{gal}/_{ft\text{^}3}$ x 3.785 $^{liter}/_{gal}$ x 0.93 $^{mg}/_{l}$ x $^{1\ kg}/_{10\text{^}6\ mg}$

= **1.64** kg/yr

REQUIRED TREATMENT EFFICIENCY

SINCE THE SITE IS > 2 ACRES AND THE RECEIVING WATERBODY IS IMPAIRED AND NOT AN OFW, THE REQUIRED STORMWATER TREATMENT PERFORMANCE STANDARD IS THE LESSER OF 85% AND POST=PRE

POST=PRE ANALYSIS

EQUATION 3-1

$$\text{REQUIRED \% REDUCTION} = \left(1 - \left(\frac{TP_{PRE} \text{ OR } TN_{PRE} \text{ (kg/yr)}}{TP_{POST} \text{ OR } TN_{POST} \text{ (kg/yr)}}\right)\right) \times 100$$

REQUIRED TP % REDUCTION = (1 - (0.01 kg/yr / 0.28 kg/yr)) x 100 = **97.8** %

REQUIRED TN % REDUCTION = (1 - (0.03 kg/yr / 1.64 kg/yr)) x 100 = **98.1** %

TP POST=PRE > 85%? YES, USE **85** %

TN POST=PRE > 85%? YES, USE **85** %

REQUIRED TREATMENT VOLUME *APPENDIX D*

Department of Environmental Protection and Water Management Districts
Enviromental Resource Permit Stormwater Quality Applicant's Handbook
Design Requirements for Stormwater Treatment Systems in Florida

CALCULATED DRY RETENTION DEPTH FOR AN ANNUAL MASS REMOVAL EFFICIENCY OF 85%

	DCIA%	
	50	55
NDCIA CN	DEPTH (in)	DEPTH (in)
60	1.13	1.21
61	1.14	1.22
65	1.19	1.25

DCIA%	DEPTH (in)
50	1.14
52	1.18
55	1.22

CE = CONTROL ELEVATION = 5.29 ft

BASE OF DRY RETENTION = CE + 1 ft = **6.29** ft

TOP OF RECOVERY VOLUME = BASE OF DRY RETENTION + DEPTH OF TREATMENT

TOP OF RECOVERY VOLUME = 6.29 ft + (1.18 in x $^{1\text{ ft}}/_{12\text{ in}}$) = **6.39** ft

STAGE (ft)	STORAGE (ac-ft)
6.29	0.00
6.39	0.02
6.79	0.09

(interpolated from calculated stage/storage)

RTV = REQUIRED TREATMENT VOLUME = **0.02** ac-ft = **770.10** ft^3

HYDRAULIC CONDUCTIVITY

Soil Types and Saturated Hydraulic Conductivity Obtained from USDA Natural Resources Conservation Service Web Soil Survey

SOIL TYPE(S): #106 - Daytona sand-Urban land complex, 0 to 5 percent slopes

$K_h = K_{sat}$ = SATURATED HORIZONTAL HYDRAULIC CONDUCTIVITY = 216.7931 µm/sec

216.7931 $\mu m/_{sec}$ x $0.000001\ m/_{\mu m}$ x $3.28084\ ft/_{m}$ x $3600\ sec/_{hr}$ x $24\ hr/_{day}$ = 61.45 ft/day

K_v = SATURATED VERTICAL HYDRAULIC CONDUCTIVITY = K_{sat} / 1.5 = 40.97 ft/day

K_{vu} = UNSATURATED VERTICAL HYDRAULIC CONDUCTIVITY =
SATURATED VERTICAL HYDRAULIC CONDUCTIVITY x $^2/_3$ = 27.31 ft/day

AQUIFER ELEVATION

BASE OF AQUIFER ELEVATION = PREDEVELOPMENT AVG. SITE EL. - DEPTH TO ANY RESTRICTIVE SOIL LAYER

DEPTH TO ANY SOIL RESTRICTIVE LAYER = 200 cm *Depth to Any Restricted Soil Layer Obtained from USDA Natural Resources Conservation Service Web Soil Survey*

BASE OF AQUIFER ELEVATION = 10.27 ft - (200 cm x $^{1\ ft}/_{30.48\ cm}$) = 3.71 ft

NUTRIENT LOADING ELEVATION

REQUIRED RETENTION FOR 86% TN & 92% TP TREATMENT EFFICIENCIES:

RETENTION DEPTH = 1.7 in RETENTION VOLUME = 0.10 ac-ft = 4443.1 ft^3
(TOTAL VOLUME TO BE RECOVERED)

STORAGE (ac-ft)	STAGE (ft)
0.09	6.79
0.10	6.85
0.19	7.29

(interpolated from calculated stage/storage)

NUTRIENT LOADING ELEVATION = 6.85 FT NAVD
(TOP OF RECOVERY VOLUME ELEVATION)

LENGTH TO WIDTH RATIO (L/W)

LENGTH OF UNDERGROUND STORAGE BED = 50.26
WIDTH OF UNDERGROUND STORAGE BED = 44.25

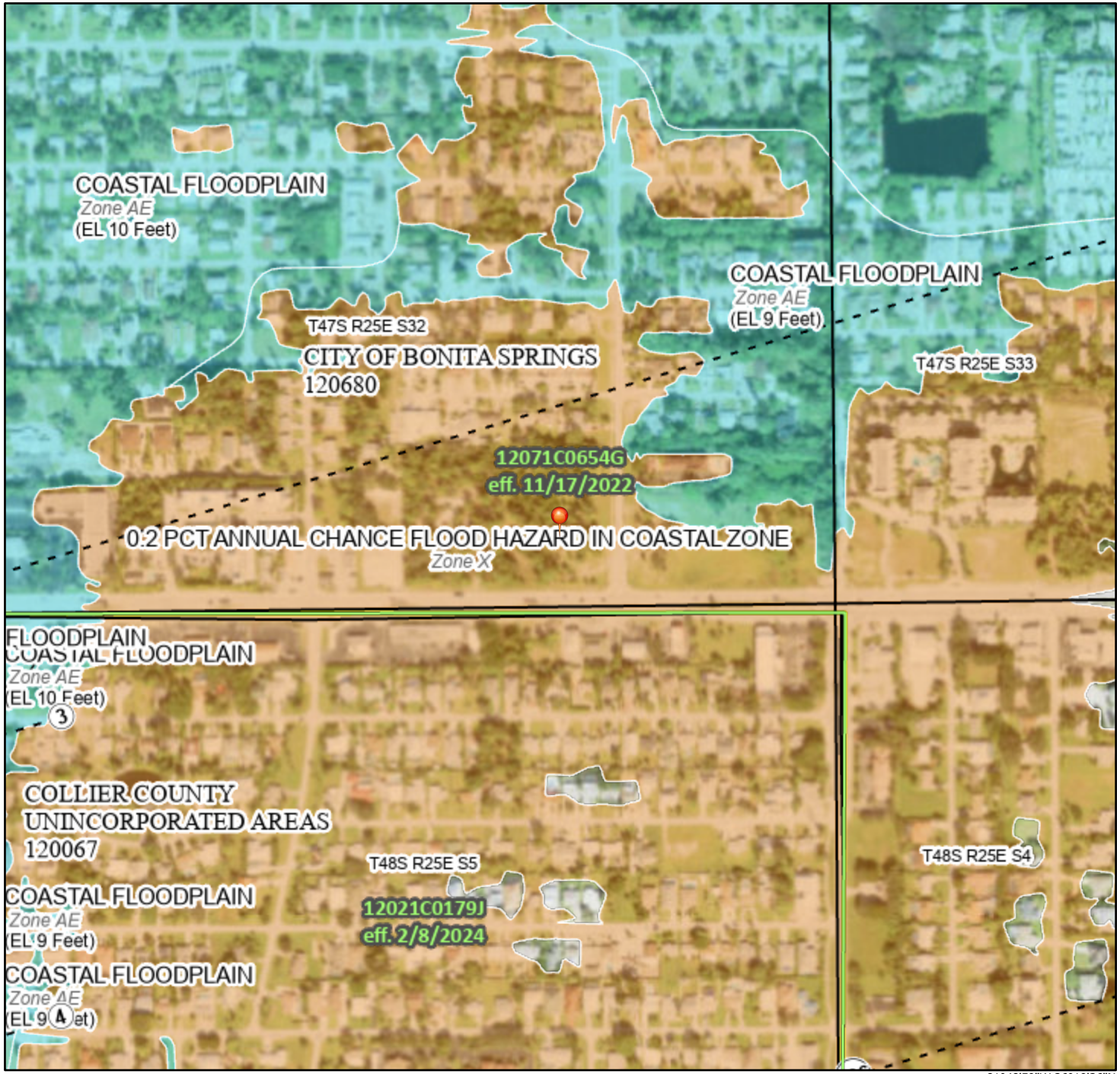
L/W = 50/44 = 1.14

APPENDIX D – FEMA MAP

National Flood Hazard Layer FIRMette

FEMA

81°49'37"W 26°20'8"N



81°48'59"W 26°19'36"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

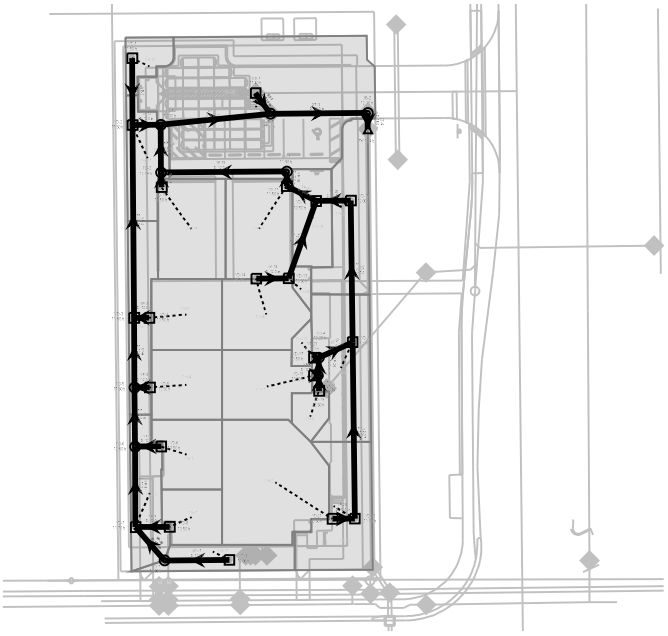
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/11/2024 at 9:17 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

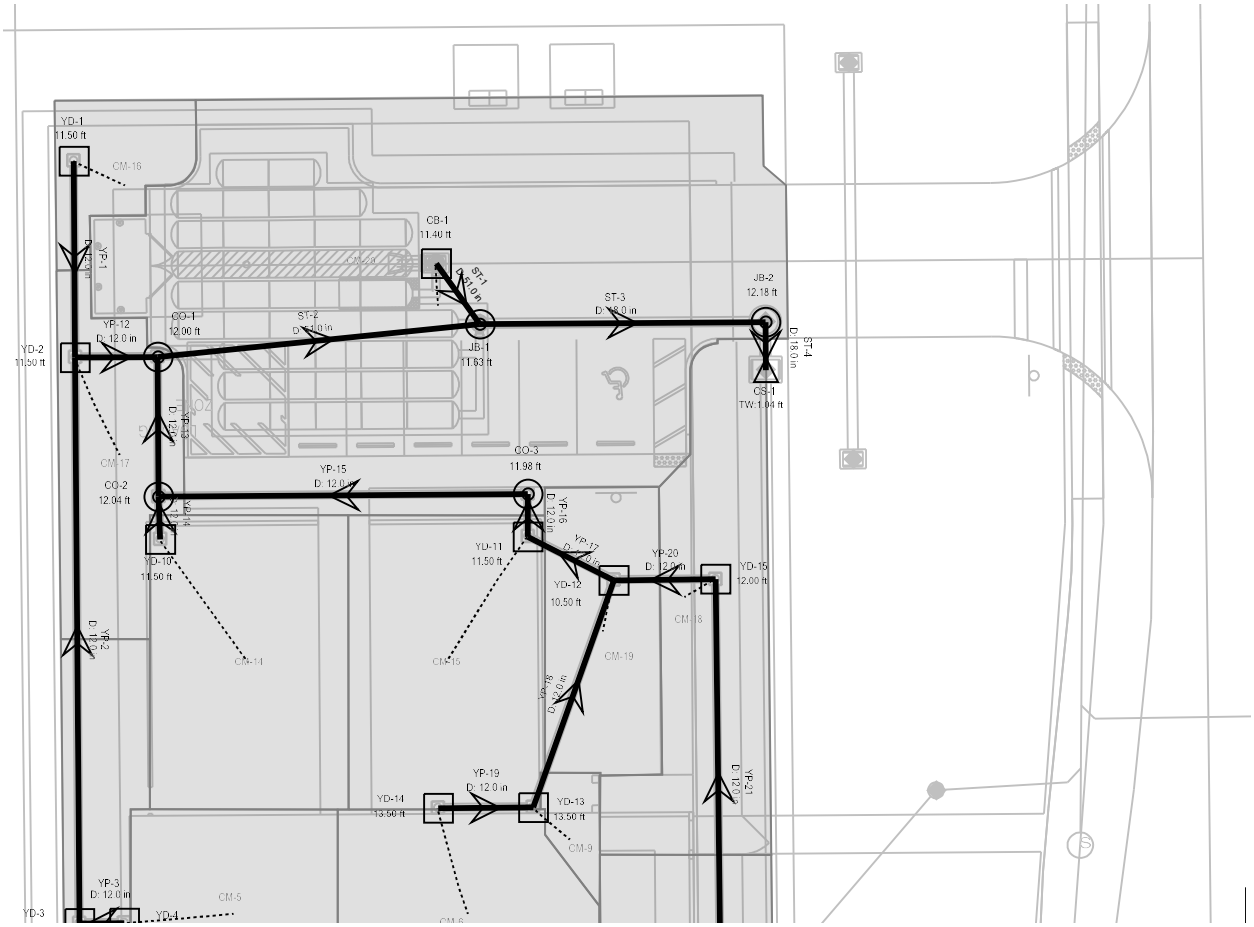
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX E – STORMCAD RESULTS

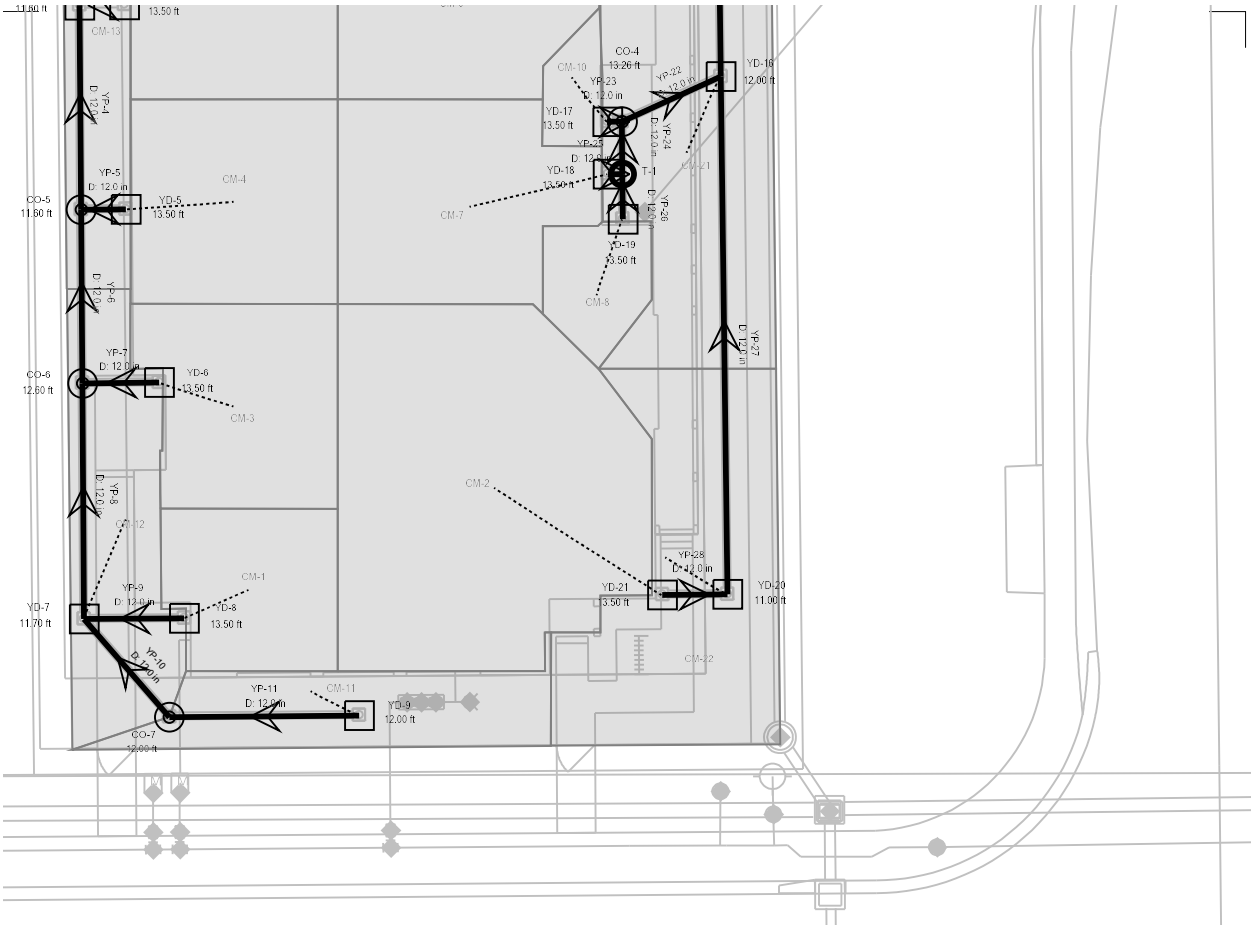
Scenario: Base



Scenario: Base



Scenario: Base



Scenario: Base
Current Time Step: 0.000 h
FlexTable: Conduit Table

Label	Start Node	Stop Node	Invert (Start) (ft)	Invert (Stop) (ft)	Section Type	Diameter (in)	Rise (ft)	Span (ft)	Material	Has User Defined Length?	Length (User Defined) (ft)	Length (Scaled) (ft)	Manning's n	Flow (cfs)	Velocity (ft/s)	Headloss (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
ST-1	CB-1	JB-1	6.98	6.98	Circle	51.0	-	-	HDPE Pressure Pipe	False	-	11.7	0.010	0.40	0.03	0.05	7.21	7.16
ST-2	CO-1	JB-1	6.92	6.92	Circle	51.0	-	-	HDPE Pressure Pipe	False	-	50.5	0.010	0.69	0.05	0.10	7.26	7.15
ST-3	JB-1	JB-2	3.50	3.50	Circle	18.0	-	-	HDPE Pressure Pipe	True	45.0	44.6	0.010	1.09	0.62	0.00	6.82	6.82
ST-4	JB-2	CS-1	6.29	6.29	Circle	18.0	-	-	HDPE Pressure Pipe	True	8.0	7.5	0.010	1.09	0.62	0.06	6.74	6.68
YP-1	YD-1	YD-2	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	31.0	30.7	0.010	0.00	0.00	0.03	7.55	7.52
YP-2	YD-3	YD-2	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	88.0	88.5	0.010	0.26	0.33	0.14	7.85	7.71
YP-3	YD-4	YD-3	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	7.0	7.0	0.010	0.07	0.09	0.00	7.86	7.86
YP-4	CO-5	YD-3	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	32.0	32.0	0.010	0.18	0.23	0.01	7.86	7.86
YP-5	YD-5	CO-5	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	7.0	7.0	0.010	0.07	0.09	0.00	7.87	7.87
YP-6	CO-6	CO-5	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	27.0	27.2	0.010	0.12	0.15	0.00	7.87	7.87
YP-7	YD-6	CO-6	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	12.0	12.0	0.010	0.06	0.08	0.00	7.87	7.87
YP-8	YD-7	CO-6	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	37.0	36.8	0.010	0.06	0.07	0.00	7.87	7.87
YP-9	YD-8	YD-7	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	16.0	15.6	0.010	0.04	0.05	0.00	7.87	7.87
YP-10	CO-7	YD-7	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	20.0	20.3	0.010	0.01	0.01	0.00	7.87	7.87
YP-11	YD-9	CO-7	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	30.0	29.7	0.010	0.01	0.01	0.00	7.87	7.87
YP-12	YD-2	CO-1	6.92	6.92	Circle	12.0	-	-	HDPE Pressure Pipe	True	13.0	12.9	0.010	0.27	0.34	0.01	7.28	7.27
YP-13	CO-2	CO-1	7.50	6.92	Circle	12.0	-	-	HDPE Pressure Pipe	True	22.0	21.9	0.010	0.42	5.17	0.50	7.77	7.27
YP-14	CO-2	YD-10	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	7.0	6.7	0.010	0.02	0.02	0.00	7.83	7.83
YP-15	CO-2	CO-3	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	58.0	57.6	0.010	0.41	0.52	0.08	7.90	7.83
YP-16	YD-11	CO-3	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	7.0	6.7	0.010	0.41	0.52	0.00	7.93	7.93
YP-17	YD-12	YD-11	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	15.0	15.0	0.010	0.39	0.50	0.01	7.95	7.95
YP-18	YD-13	YD-12	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	38.0	37.7	0.010	0.08	0.11	0.00	7.97	7.97
YP-19	YD-14	YD-13	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	15.0	14.8	0.010	0.08	0.10	0.00	7.97	7.97
YP-20	YD-15	YD-12	5.00	5.00	Circle	12.0	-	-	HDPE Pressure Pipe	True	16.0	15.9	0.010	0.30	0.38	0.00	7.97	7.97
YP-21	YD-16	YD-15	5.00	5.00	Circle	12.0	-	-	HDPE Pressure Pipe	True	65.0	65.0	0.010	0.29	0.37	0.00	7.98	7.97
YP-22	CO-4	YD-16	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	17.0	17.0	0.010	0.10	0.13	0.00	7.98	7.98
YP-23	YD-17	CO-4	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	2.0	2.3	0.010	0.01	0.01	0.00	7.98	7.98
YP-24	T-1	CO-4	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	8.0	8.2	0.010	0.09	0.12	0.00	7.98	7.98
YP-25	YD-18	T-1	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	2.0	2.3	0.010	0.07	0.09	0.00	7.98	7.98
YP-26	YD-19	T-1	7.50	7.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	8.0	7.1	0.010	0.02	0.03	0.00	7.98	7.98
YP-27	YD-20	YD-16	5.00	5.00	Circle	12.0	-	-	HDPE Pressure Pipe	True	81.0	81.0	0.010	0.17	0.22	0.00	7.98	7.98
YP-28	YD-21	YD-20	6.50	6.50	Circle	12.0	-	-	HDPE Pressure Pipe	True	10.0	10.2	0.010	0.16	0.21	0.00	7.98	7.98

Scenario: Base
Current Time Step: 0.000 h
FlexTable: Catch Basin Table

Label	Elevation (Ground) (ft)	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Set Rim to Ground Elevation?	Design Structure Elevation?	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Headloss Method	Headloss Coefficient (Standard)	Flow (Total Out) (cfs)	Structure Type	Diameter (in)	Length (ft)	Width (ft)	Is Overflowing?	Design Inlet Opening?	Inlet Location
CB-1	11.40	11.40	6.98	True	False	7.22	7.21	Standard	0.300	0.40	Circular Structure	36.0	-	-	False	False	In Sag
YD-1	11.50	11.50	7.50	True	False	7.55	7.55	Standard	0.300	0.00	Circular Structure	12.0	-	-	False	False	In Sag
YD-2	11.50	11.50	6.92	True	False	7.30	7.28	Standard	0.900	0.27	Circular Structure	12.0	-	-	False	False	In Sag
YD-3	11.60	11.60	7.50	True	False	7.86	7.85	Standard	0.600	0.26	Circular Structure	12.0	-	-	False	False	In Sag
YD-4	13.50	13.50	7.50	True	False	7.86	7.86	Standard	0.300	0.07	Circular Structure	12.0	-	-	False	False	In Sag
YD-5	13.50	13.50	7.50	True	False	7.87	7.87	Standard	0.300	0.07	Circular Structure	12.0	-	-	False	False	In Sag
YD-6	13.50	13.50	7.50	True	False	7.87	7.87	Standard	0.300	0.06	Circular Structure	12.0	-	-	False	False	In Sag
YD-7	11.70	11.70	7.50	True	False	7.87	7.87	Standard	0.800	0.06	Circular Structure	12.0	-	-	False	False	In Sag
YD-8	13.50	13.50	7.50	True	False	7.87	7.87	Standard	0.300	0.04	Circular Structure	12.0	-	-	False	False	In Sag
YD-9	12.00	12.00	7.50	True	False	7.87	7.87	Standard	0.300	0.01	Circular Structure	12.0	-	-	False	False	In Sag
YD-10	11.50	11.50	7.50	True	False	7.83	7.83	Standard	0.300	0.02	Circular Structure	12.0	-	-	False	False	In Sag
YD-11	11.50	11.50	7.50	True	False	7.95	7.93	Standard	0.600	0.41	Circular Structure	12.0	-	-	False	False	In Sag
YD-12	10.50	10.50	5.00	True	False	7.97	7.95	Standard	0.900	0.39	Circular Structure	12.0	-	-	False	False	In Sag
YD-13	13.50	13.50	7.50	True	False	7.97	7.97	Standard	0.600	0.08	Circular Structure	12.0	-	-	False	False	In Sag
YD-14	13.50	13.50	7.50	True	False	7.97	7.97	Standard	0.300	0.08	Circular Structure	12.0	-	-	False	False	In Sag
YD-15	12.00	12.00	5.00	True	False	7.97	7.97	Standard	0.800	0.30	Circular Structure	12.0	-	-	False	False	In Sag
YD-16	12.00	12.00	5.00	True	False	7.98	7.98	Standard	0.800	0.29	Circular Structure	12.0	-	-	False	False	In Sag
YD-17	13.50	13.50	7.50	True	False	7.98	7.98	Standard	0.300	0.01	Circular Structure	12.0	-	-	False	False	In Sag
YD-18	13.50	13.50	7.50	True	False	7.98	7.98	Standard	0.300	0.07	Circular Structure	12.0	-	-	False	False	In Sag
YD-19	13.50	13.50	7.50	True	False	7.98	7.98	Standard	0.300	0.02	Circular Structure	12.0	-	-	False	False	In Sag
YD-20	11.00	11.00	5.00	True	False	7.98	7.98	Standard	0.800	0.17	Circular Structure	12.0	-	-	False	False	In Sag
YD-21	13.50	13.50	6.50	True	False	7.98	7.98	Standard	0.300	0.16	Circular Structure	12.0	-	-	False	False	In Sag

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Scenario: Base
Current Time Step: 0.000 h
FlexTable: Manhole Table

Label	Elevation (Ground) (ft)	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Set Rim to Ground Elevation?	Design Structure Elevation?	Structure Type	Diameter (in)	Length (ft)	Width (ft)	Headloss Method	Headloss Coefficient (Standard)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Is Ever Overflowing?
CO-1	12.00	12.00	6.92	True	False	Circular Structure	12.0	-	-	Standard	0.600	7.27	7.26	False
CO-2	12.04	12.04	7.50	True	False	Circular Structure	12.0	-	-	Standard	0.600	7.83	7.77	False
CO-3	11.98	11.98	7.50	True	False	Circular Structure	12.0	-	-	Standard	0.800	7.93	7.90	False
CO-4	13.26	13.26	7.50	True	False	Circular Structure	12.0	-	-	Standard	0.800	7.98	7.98	False
CO-5	11.60	11.60	7.50	True	False	Circular Structure	12.0	-	-	Standard	0.600	7.87	7.86	False
CO-6	12.60	12.60	7.50	True	False	Circular Structure	12.0	-	-	Standard	0.600	7.87	7.87	False
CO-7	12.00	12.00	7.50	True	False	Circular Structure	12.0	-	-	Standard	0.600	7.87	7.87	False
JB-1	11.63	11.63	3.50	True	False	Circular Structure	36.0	-	-	Standard	0.700	6.82	6.82	False
JB-2	12.18	12.18	3.50	True	False	Box Structure	-	4.00	3.00	Standard	0.800	6.82	6.74	False

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Scenario: Base
Current Time Step: 0.000 h
FlexTable: Transition Table

ID	Label	Elevation (Ground) (ft)	Elevation (Top) (ft)	Elevation (Invert) (ft)	Set Top to Ground Elevation?	Design Structure Elevation?	Flow (Total Out) (cfs)	Depth (Out) (ft)	Headloss Method	Headloss Coefficient (Standard)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
997	T-1	13.39	13.39	7.50	True	True	0.09	0.48	Standard	0.600	7.98	7.98

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Scenario: Base
Current Time Step: 0.000 h
FlexTable: Outfall Table

Label	Boundary Condition Type	Elevation (User Defined Tailwater) (ft)	Elevation (Invert) (ft)	Elevation (Ground) (ft)	Design Structure Elevation?	Update Ground Elevation from Terrain Model?	Hydraulic Grade (ft)
CS-1	User Defined Tailwater	1.04	6.29	12.25	False	False	6.68

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Scenario: Base
Current Time Step: 0.000 h
FlexTable: Catchment Table

Label	Outflow Element	Catchment Intensity (in/h)	Runoff Coefficient (Rational)	Time of Concentration (min)	Flow (Total Out) (cfs)	Scaled Area (acres)	Use Scaled Area?
CM-1	YD-8	3.300	0.850	10.000	0.04	0.015	True
CM-2	YD-21	3.300	0.850	10.000	0.16	0.057	True
CM-3	YD-6	3.300	0.850	10.000	0.06	0.021	True
CM-4	YD-5	3.300	0.850	10.000	0.07	0.024	True
CM-5	YD-4	3.300	0.850	10.000	0.07	0.024	True
CM-6	YD-14	3.300	0.850	10.000	0.08	0.027	True
CM-7	YD-18	3.300	0.850	10.000	0.07	0.026	True
CM-8	YD-19	3.300	0.850	10.000	0.02	0.007	True
CM-9	YD-13	3.300	0.850	10.000	0.01	0.003	True
CM-10	YD-17	3.300	0.850	10.000	0.01	0.004	True
CM-11	YD-9	3.300	0.100	10.000	0.01	0.017	True
CM-12	YD-7	3.300	0.100	10.000	0.01	0.023	True
CM-13	YD-3	3.300	0.100	10.000	0.01	0.023	True
CM-14	YD-10	3.300	0.150	10.000	0.02	0.033	True
CM-15	YD-11	3.300	0.150	10.000	0.02	0.032	True
CM-16	YD-1	3.300	0.100	10.000	0.00	0.009	True
CM-17	YD-2	3.300	0.100	10.000	0.01	0.020	True
CM-18	YD-15	3.300	0.100	10.000	0.01	0.032	True
CM-19	YD-12	3.300	0.100	10.000	0.01	0.019	True
CM-20	CB-1	3.300	0.900	10.000	0.40	0.134	True
CM-21	YD-16	3.300	0.100	10.000	0.01	0.039	True
CM-22	YD-20	3.300	0.100	10.000	0.01	0.035	True

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APPENDIX F – DRAINAGE BASIN MAPS

IMPERIAL RIVER ROAD
(130' ROW)

ROW
130'

PROPERTY BOUNDARY
(TYP.)

50'
ROW

PROPERTY
BOUNDARY
(TYP.)

W. 1ST STREET
(50' ROW)

PARCEL 3
(VACANT)

PARCEL 1
(VACANT)

BONITA BEACH ROAD
(100' ROW)

BAREFOOT BEACH, LLC
(VACANT)

BAREFOOT BEACH, LLC
(VACANT)

SCALE: 1" = 20'
0 10 20 40

TELCOFACILITIES DATA CENTER

PRE-DEVELOPMENT DRAINAGE EXHIBIT

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)
CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+)1.211

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APPENDIX G – MODRET RESULTS

MODRET ANALYSIS

PURPOSE

The proposed bed of underground storage chambers for the Telcofacilities Data Center project were analyzed to show drawdown within 72-hours.

MODEL

The MODRET retention pond design manual Example 1, 'Recovery of Pollution Abatement Volume', was used. The following design assumptions and data were determined:

Elevation of Effective Aquifer Base:
Elevation of Effective Aquifer Base is defined as the depth to the confining soil layer or poorly permeable soil layer that occurs below the stormwater retention pond area. The Depth to Any Restrictive Soil Layer of 200 cm was obtained from the USDA Natural Resources Conservation Service Web Soil Survey. This depth was subtracted from the predevelopment average site elevation. The estimated aquifer base elevation was determined to be 3.71' NAVD.

Saturated Horizontal Hydraulic Conductivity ($K_{sat} = K_h$):
The USDA classified the soils at this site as Daytona Sand (106). The site will not need to import any soil for recovery. Based on a known Saturated Vertical Permeability obtained from the USDA Natural Resources Conservation Service Web Soil Survey, the following equation was used to determine the Saturated Horizontal Hydraulic Conductivity (K_h):

Saturated Horizontal Hydraulic Conductivity (K_h) ≈ Saturated Vertical Hydraulic Conductivity (K_v) x 1.5

Vertical Hydraulic Conductivity:
The MODRET design manual provides recommendations for determining the vertical saturated and unsaturated hydraulic conductivity. Based on a known Saturated Vertical Hydraulic Conductivity obtained from the USDA Natural Resources Conservation Service Web Soil Survey, the following equation was used to determine the Unsaturated Vertical Hydraulic Conductivity:

Unsaturated Vertical Permeability (K_{vu}) ≈ Saturated Vertical Permeability (K_v) x ($^2/_3$)

See attached for the calculations for soil types and for the Model inputs for the treatment areas.

Soil Map—Lee County, Florida
(Telcofacilities Data Center - 27695 Imperial River Road, Bonita Springs, FL)



Map Scale: 1:469 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
106	Daytona sand-Urban land complex, 0 to 5 percent slopes	0.8	100.0%
Totals for Area of Interest		**0.8**	**100.0%**

Saturated Hydraulic Conductivity (Ksat)—Lee County, Florida
(Telcofacilities Data Center - 27695 Imperial River Road, Bonita Springs, FL)



Map Scale: 1:469 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

= 216.7931

Not rated or not available

Soil Rating Lines

= 216.7931

Not rated or not available

Soil Rating Points

= 216.7931

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Saturated Hydraulic Conductivity (Ksat)

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
106	Daytona sand-Urban land complex, 0 to 5 percent slopes	216.7931	0.8	100.0%
Totals for Area of Interest			**0.8**	**100.0%**

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits.

Rating Options

Units of Measure: micrometers per second

Aggregation Method: Dominant Component

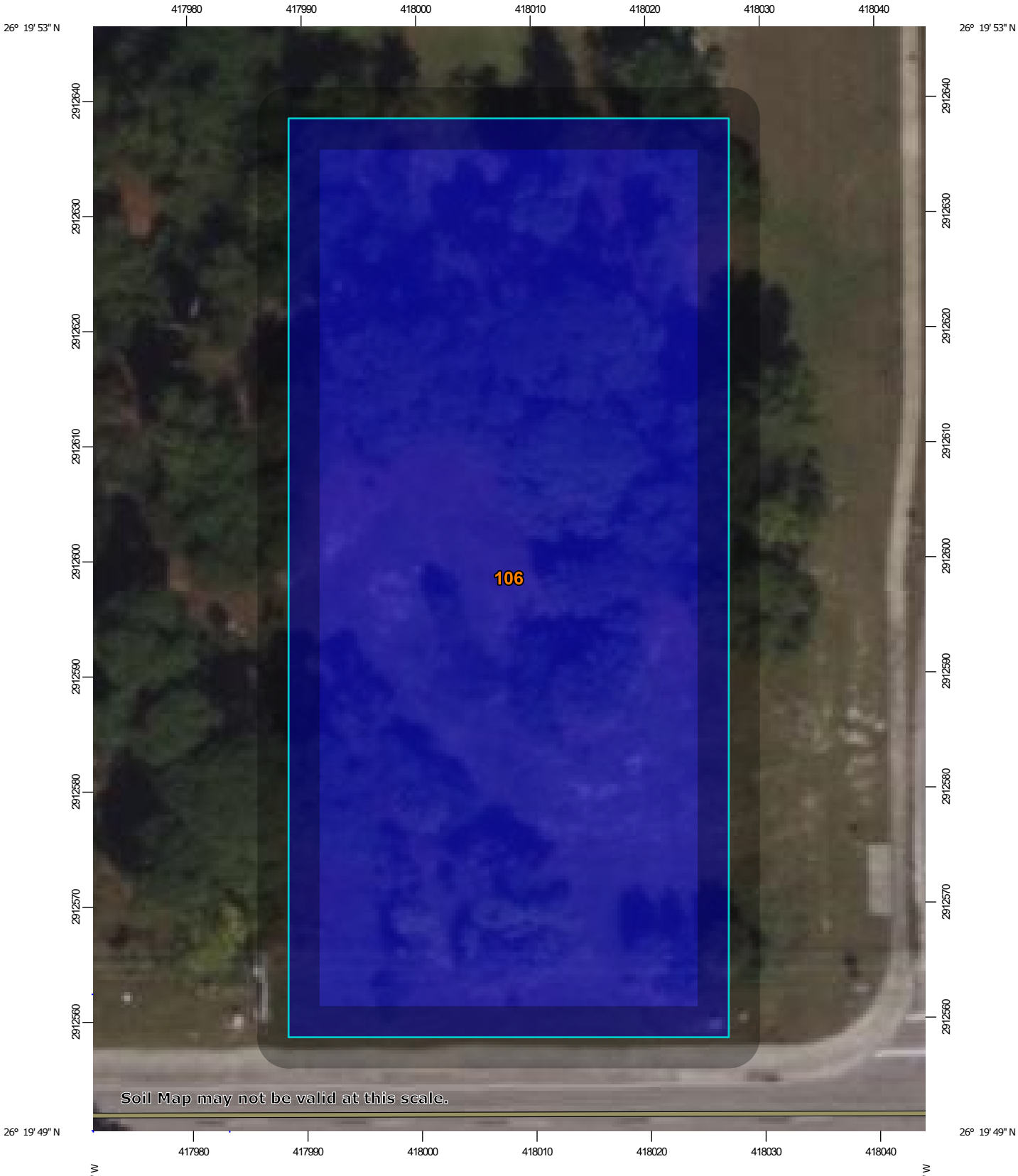
Component Percent Cutoff: None Specified

Tie-break Rule: Fastest

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

Depth to Any Soil Restrictive Layer—Lee County, Florida
(Telcofacilities Data Center - 27695 Imperial River Road, Bonita Springs, FL)



Map Scale: 1:469 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Soil Rating Lines
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Soil Rating Points
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Depth to Any Soil Restrictive Layer

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
106	Daytona sand-Urban land complex, 0 to 5 percent slopes	>200	0.8	100.0%
Totals for Area of Interest			**0.8**	**100.0%**

Description

A "restrictive layer" is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers.

This theme presents the depth to any type of restrictive layer that is described for each map unit. If more than one type of restrictive layer is described for an individual soil type, the depth to the shallowest one is presented. If no restrictive layer is described in a map unit, it is represented by the "greater than 200" depth class.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

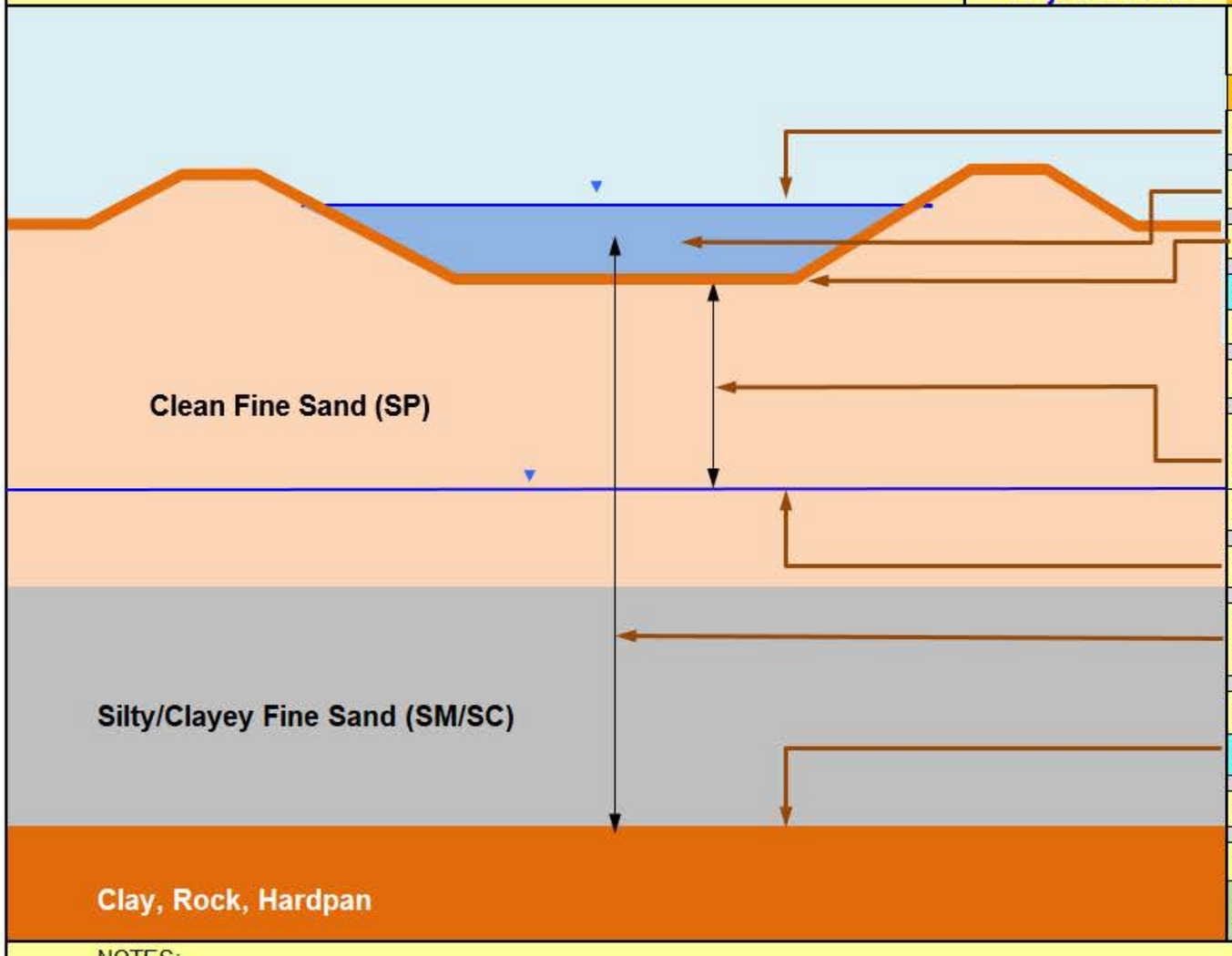
Tie-break Rule: Lower

Interpret Nulls as Zero: No

MODRET Recovery Analysis

Dry Retention Pond

Project Name: *TBBRDO*



MODEL INPUT

Unsaturated Infiltration Included?	Yes	
Top of Recovery Volume Elevation	6.85	ft
Total Volume to be Recovered	4,443	ft3
Pond Bottom Elev./Bottom of Recovery	6.29	ft
Effective Storage Coefficient of Soil		dec.
User Specified Storage Coefficient	0.21	dec.
Soil Compaction Below Pond Bottom	Uncompacted	
Weighted Average Unsaturated Vertical Hydraulic Conductivity, Kvu	27.31	ft/day
Factor of Safety for Kvu	2.00	
Seasonal High Groundwater Elevation	5.29	ft
Weighted Average Horizontal Hydraulic Conductivity of Aquifer, Kh	61.45	ft/day
Base of Aquifer Elevation	3.71	ft
Effective Base of Aquifer Elevation	3.71	ft
Length to Width Ratio (L/W)	1.14	
Specified Recovery Time	72.00	hours
Modeled Time of Recovery	***30.37***	***hours***

NOTES:
The recovery is calculated using MODFLOW96 groundwater flow model and the modified Green & Ampt equations.

Date & Time: 8/1/2024 2:24 PM

RUN MODRET

VIEW RESULTS

PRINT

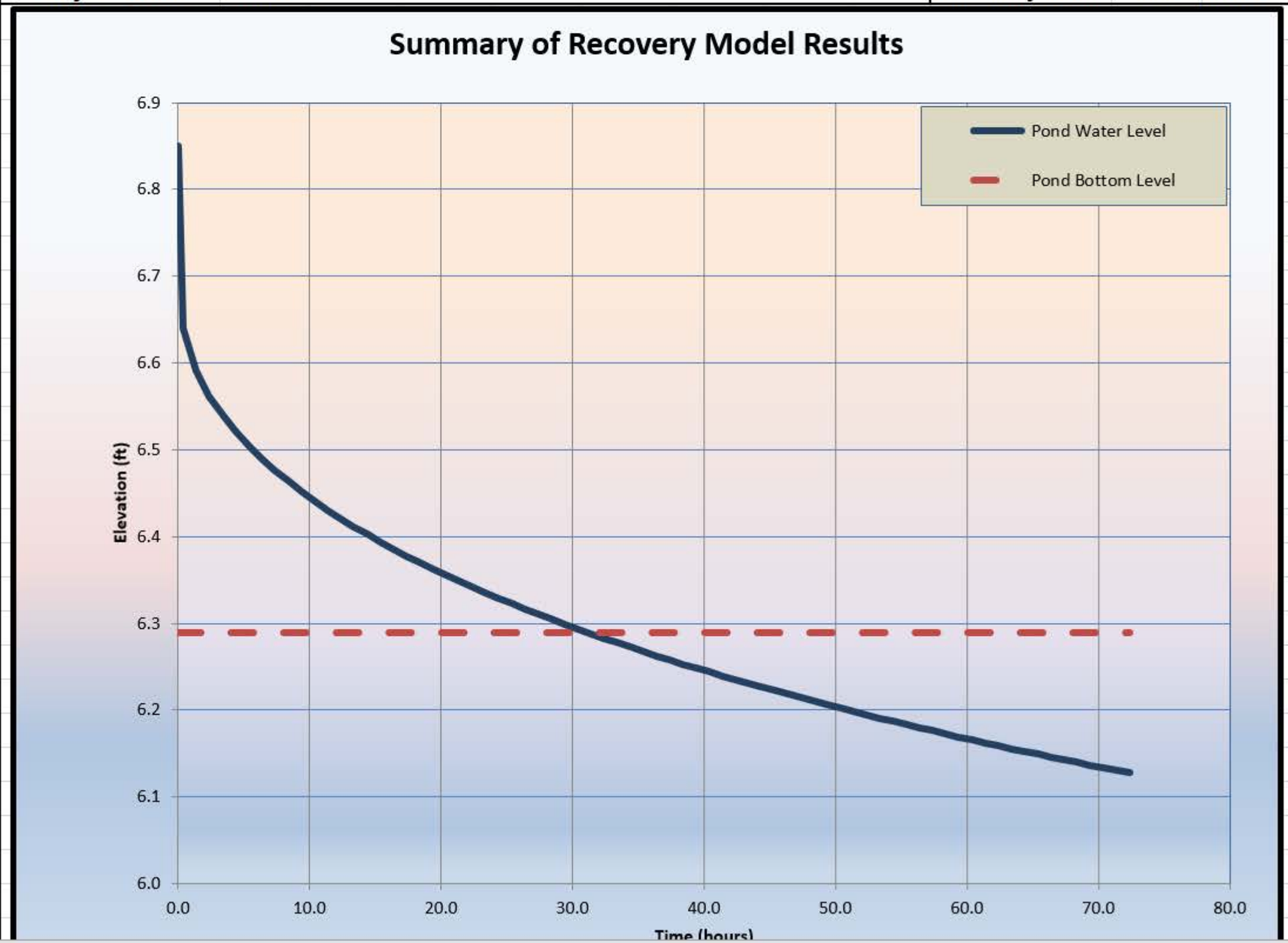
SELECT PRINTER

Time (days)	Pond Water Level	Time (hours)	Pond Bottom Level
0.000	6.85	0.00	6.29
0.015	6.64	0.37	6.29
0.057	6.59	1.37	6.29
0.099	6.56	2.37	6.29
0.140	6.54	3.37	6.29
0.182	6.52	4.37	6.29
0.224	6.50	5.37	6.29
0.265	6.49	6.37	6.29
0.307	6.48	7.37	6.29
0.349	6.46	8.37	6.29
0.390	6.45	9.37	6.29
0.432	6.44	10.37	6.29
0.474	6.43	11.37	6.29
0.515	6.42	12.37	6.29
0.557	6.41	13.37	6.29
0.599	6.40	14.37	6.29
0.640	6.39	15.37	6.29
0.682	6.39	16.37	6.29
0.724	6.38	17.37	6.29
0.765	6.37	18.37	6.29
0.807	6.36	19.37	6.29
0.849	6.36	20.37	6.29
0.890	6.35	21.37	6.29
0.932	6.34	22.37	6.29
0.974	6.34	23.37	6.29
1.015	6.33	24.37	6.29
1.057	6.32	25.37	6.29
1.099	6.32	26.37	6.29
1.140	6.31	27.37	6.29
1.182	6.30	28.37	6.29
1.224	6.30	29.37	6.29
1.265	6.29	30.37	6.29

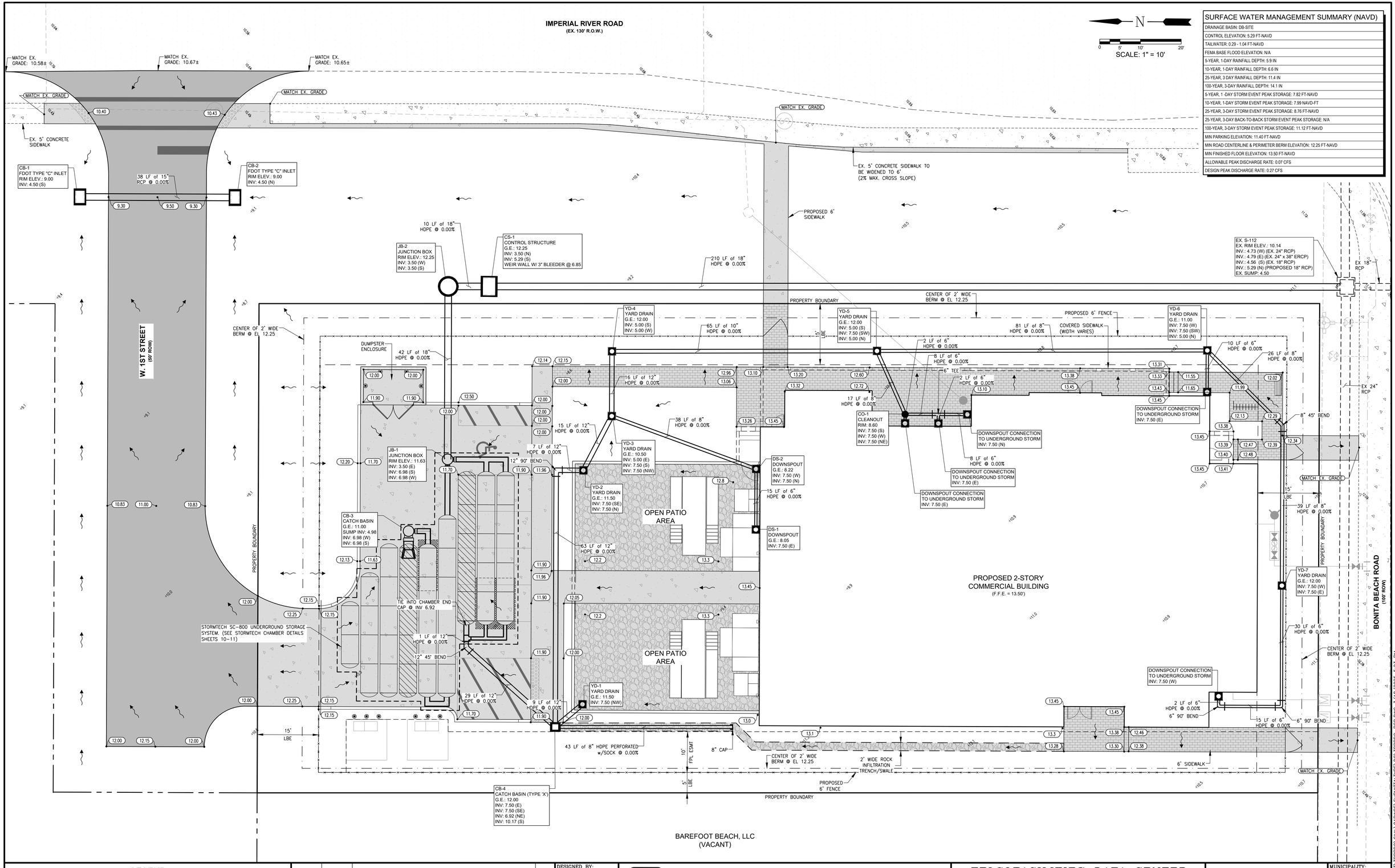
Return

Project Name: ***TBBRDO***

Recovery Time: **30.4** **hours**



2.349	6.18	56.37	6.29
2.390	6.18	57.37	6.29
2.432	6.17	58.37	6.29
2.474	6.17	59.37	6.29
2.515	6.17	60.37	6.29
2.557	6.16	61.37	6.29
2.599	6.16	62.37	6.29
2.640	6.16	63.37	6.29
2.682	6.15	64.37	6.29
2.724	6.15	65.37	6.29
2.765	6.15	66.37	6.29
2.807	6.14	67.37	6.29
2.849	6.14	68.37	6.29
2.890	6.14	69.37	6.29
2.932	6.13	70.37	6.29
2.974	6.13	71.37	6.29
3.015	6.13	72.37	6.29



LEGEND

ESMT	EASEMENT
CB	CATCH BASIN
CS	CONTROL STRUCTURE
DBI	DITCH BOTTOM INLET
JB	JUNCTION BOX
MES	MITERED END SECTION
PE	PIPE END w/RIP RAP
TI	THROAT INLET
TOB	TOP OF BANK
TOS	TOE OF SLOPE
EOW	EDGE OF WATER
	FLOW DIRECTION
00.00	PROPOSED GRADE
00.00	EXISTING GRADE

Revision	Date	Description	By

DESIGNED BY: R.P.
DRAWN BY: S.P. / K.L.M.
APPROVED: ----
JOB CODE: TBBRDO
SCALE: 1" = 10'

GradyMinor
a Pape-Dawson company
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

TELCOFACILITIES DATA CENTER

GRADING, PAVING AND DRAINAGE PLAN

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)
CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+) 1.211

MUNICIPALITY: CITY OF BONITA SPRINGS
SEC/TWNSHP/RNG: 32/47S/25E
DATE: MARCH 2025
SUBMITTAL TYPE: DO

G:\ENGINEERING\PROJ-ENG\TYTBBRDO\CIVIL\DOWGS\SUBMITTALTYPE\DO\TBBRDO-PGD.DWG 3/18/2025 5:23 PM

Telcofacilities Data Center Special Exception Location Map



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

120 60 0 120 Feet

N

0 10' 20' 40'

SCALE: 1" = 20'

IMPERIAL RIVER ROAD
(130' PUBLIC R.O.W.)

DETECTABLE WARNING DEVICE PER FDOT INDEX 522-002

EXISTING 5' CONCRETE SIDEWALK (TYP.)

12" WHITE CROSSWALK

STOP SIGN (R1-1) w/24" WHITE STOP BAR

EX. 5' CONCRETE SIDEWALK TO BE WIDENED TO 6'

PROPOSED 6' SIDEWALK

EX. STOP SIGN AND 24 STOP BAR

24.0'

EXISTING 50.0' RIGHT-OF-WAY

PROPERTY BOUNDARY

DUMPSTER ENCLOSURE (12'-0"x14'-8")

25.0' BLDG SETBACK

15.0' BLDG. SETBACK

15.0' TYPE D LBE

COVERED SIDEWALK (WIDTH VARIES)

PROPOSED 6' FENCE

25.0'

SITE DISTANCE TRIANGLE

BIKE RACK

BENCH

PROPOSED 6' SIDEWALK

5.0'

12.0'

9.0' (TYP.)

24.0' (TYP.)

18.0' (TYP.)

5.0'

OPEN PATIO AREA

8.0'

OPEN PATIO AREA

PROPOSED 2-STORY COMMERCIAL BUILDING
(9,344 S.F.)

15.0' MIN. BLDG SETBACK (25' MAX.)

15.0' TYPE D LBE

PROPERTY BOUNDARY

EXISTING 8' CONCRETE SIDEWALK (TYP.)

W. 1ST STREET
(60' PUBLIC ROW)

PROPERTY BOUNDARY

6' HIGH GATE

24.0'

15.0'

20'-0" LOADING

15.0' TYPE D LBE

15.0' BLDG. SETBACK

10.0' TYP. ESMT

5.0' TYPE A LBE

PROPERTY BOUNDARY

10' x 10' FPL TRANSFORMER

10' x 10' TAP BOX

PROPOSED 6' FENCE

PROPOSED 6' SIDEWALK

BONITA BEACH ROAD
(100' PUBLIC R.O.W.)

PARCEL 3
ZONED TFC-2 (RESIDENTAIL TWO-FAMILY CONVERSION)
(VACANT)

BAREFOOT BEACH, LLC
ZONED CC (COMUNITY COMMERCIAL)
(VACANT)

BAREFOOT BEACH, LLC
ZONED CC (COMUNITY COMMERCIAL)
(VACANT)

LEGEND

- EX. PAVEMENT
- PROP. PAVEMENT
- EX. CONCRETE
- PROP. CONCRETE
- PROP. PAVERS

Revision	Date	Description	By

DESIGNED BY: OGMA
DRAWN BY: S.U.
APPROVED: D.W.A.
JOB CODE: TBBRDO
SCALE:

GradyMinor
a Pape-Dawson company

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

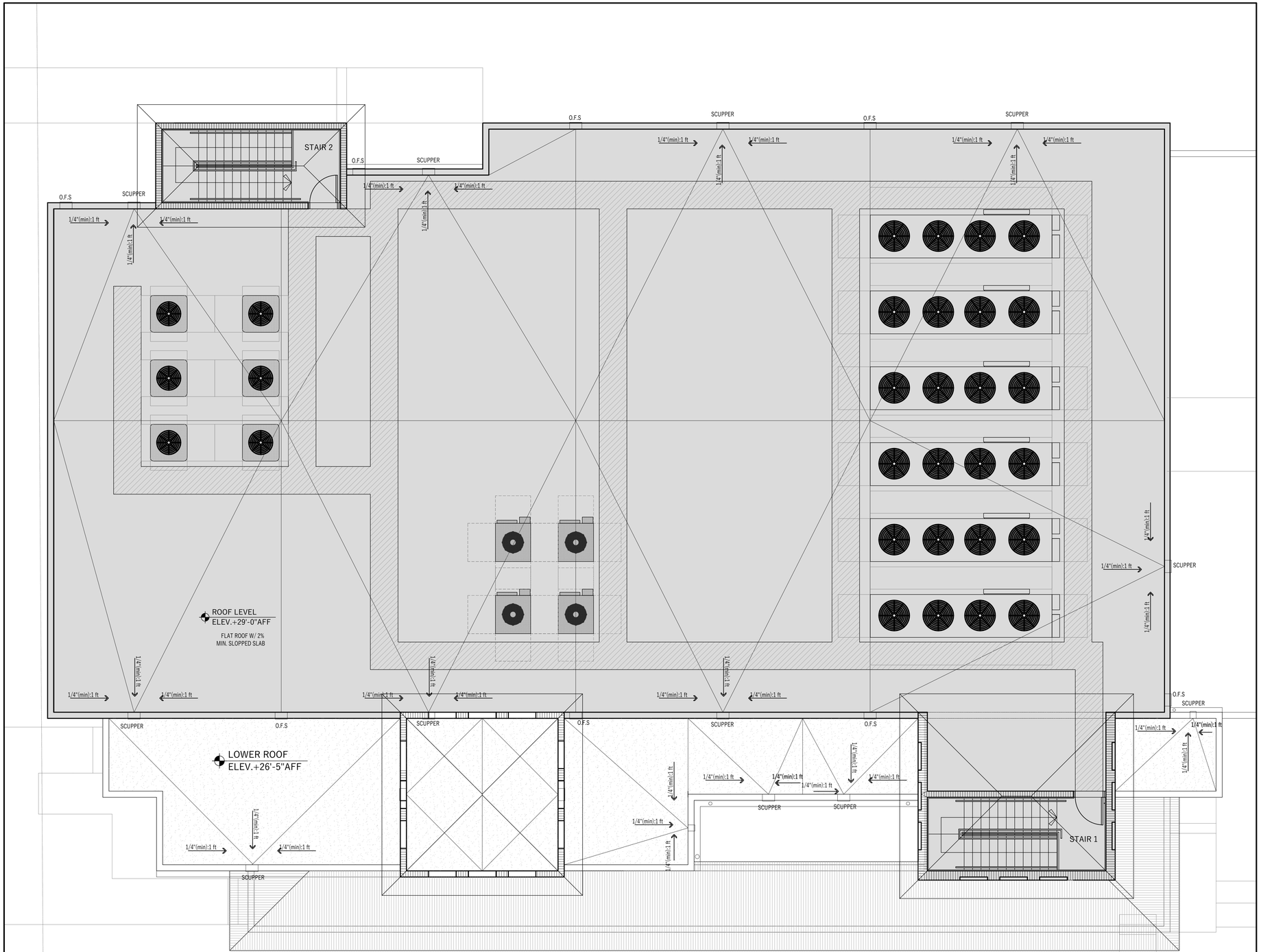
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

TELCOFACILITIES DATA CENTER

SPECIAL EXCEPTION SITE PLAN
REVISED MAY 16, 2025

MUNICIPALITY: BONITA SPRINGS
SEC/TWNSHP/RNG: 32/47S/25E
DATE: NOVEMBER 2024
SUBMITTAL TYPE: SPECIAL EXCEPTION
SHEET 1 OF 1

C:\PLANNING\PROJ - PLANNING\TBBRDO TELCOFACILITIES BONITA BEACH ROAD (SPE24-11840-BOS)\DRAWINGS\TBBRDO-CONCEPTUAL PLAN 2025-05-15.DWG 5/16/2025 8:06 AM



1 A-103 ROOF LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

MEP+FP ENGINEER:

INGEMEL S.A.
ENGINEERING COMPANY

State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:

CONCEPT DESIGN STUDIO
Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:

GradyMinor
3800 Via del Rey Bonita
Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:

JCA ENGINEERS LLC
14449 SW 17 ST.
Miami, FL. 33175
Ph. (305) 979-6507

P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

ROOF LEVEL
FLOOR PLAN

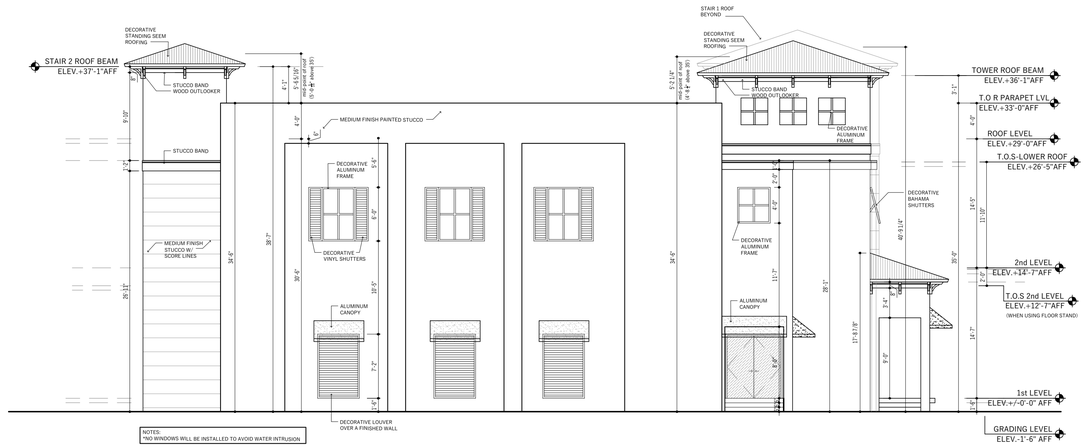
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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:

A-103

SHEET:	OF:



SOUTH ELEVATION (BONITA BEACH RD)



EAST ELEVATION (IMPERIAL RIVER RD)

1
A-202

PROPOSED SOUTH AND EAST EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

MEP+FP ENGINEER:

INGEMEL S.A.
ENGINEERING COMPANY

State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:

CONCEPT DESIGN STUDIO
Arquitecture & Planning

10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:

GradyMinor

3800 Via del Rey Bonita
Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:

JCA ENGINEERS LLC

14449 SW 17 ST.
Miami, FL, 33175
Ph. (305) 979-6507

P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

SOUTH AND EAST ELEVATIONS

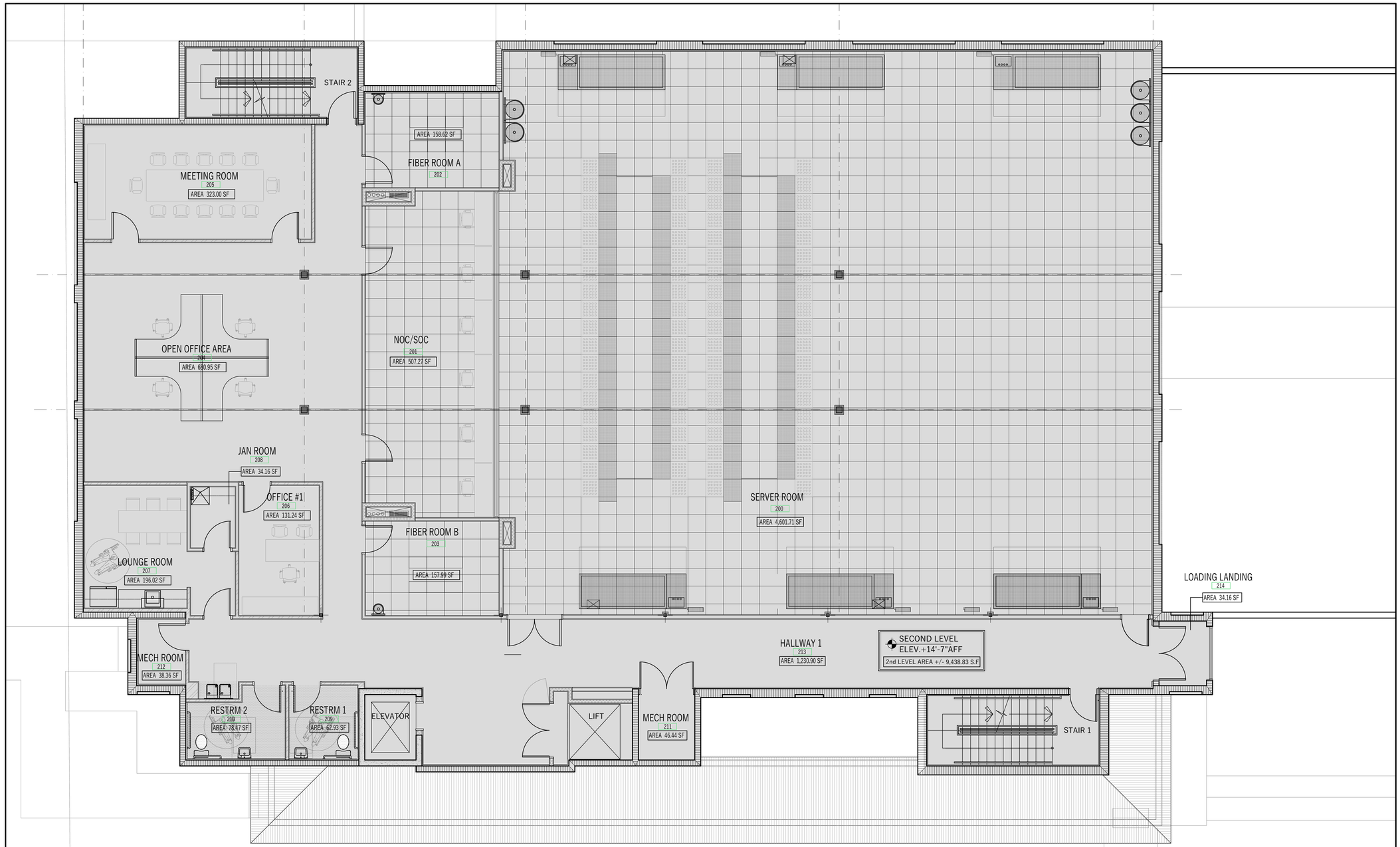
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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:

A-201

SHEET:	OF:



LIFE SAFETY LEGEND

- PATH OF TRAVEL.
- EXIT SIGN/ DIRECTION TO EXIT.
- EMERGENCY LIGHTS. W/BATTERY BACKUP
- FE — ABC FIRE EXTINGUISHER IN A CABINET (SEMI-RECESSED)
- SPRINKLER LINE/HEAD
- P — PULL STATION
- STROBE/HORN COMBO
- SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- HEAT DETECTOR

NOTE:
EQUIPPED W/AUTOMATIC FIRE SPRINKLER SYSTEM AT OFFICE AREA, STORAGES, MECHANICAL ROOMS, BATHROOMS, KITCHENETTE AND HALLWAYS, ALL OTHER ROOMS WILL HAVE "CLEAN AGENT FM200"

WALL & SYMBOL LEGEND:

- A — CONCRETE WALLS AND/OR COLUMN
- B — CONCRETE MASONRY UNIT (CMU) WALLS (MIN. 2 HR-RATED)
- C — NON-RATED MTL. STUD PARTITION. INSTALL GYP. BOARD 6" ABOVE SUSPENDED CLG. (USE 1/2" CEMENTITIOUS AT WET WALLS)
- D — 1HR-RATED MTL. STUD PARTITION (FULL HEIGHT) (G.C TO SEE STRUCT. DTL FOR STUD GAUGE AND SPACING)
- E — 2 HR-RATED PARTITION (FULL HEIGHT) (G.C TO SEE STRUCT. DTL FOR STUD GAUGE AND SPACING)

NOTE: G.C TO COORDINATE FURRING SPACE SIZE TO PROVIDE FI-FOIL R-5.1 INSULATION THROUGHOUT ALL EXTERIOR WALLS; R-11 AT BATHROOM AND R-30 RIGID INSULATION AT ROOF
*ROOFING SYSTEM (FOAMULAR THERMAPINK "XPS" BY OWENS CORNING)

- 105-1 — DOOR DESIGNATION
- W-1 — WINDOW DESIGNATION
- L-1 — LOUVER DESIGNATION
- A — REFER TO KEY NOTE DESIGNATION
- SHEET 1 — REFER TO ROOM INTERIOR ELEVATION "1" DESIGNATION
- 2'x2' RAISED FLOOR TILE, WHEN SHOWN WITH HATCH W/CIRCLES INDICATES A PERFORATED TILE FOR VENTILATION

NORTH

1 / A-102 **SECOND LEVEL FLOOR PLAN**
SCALE: 3/16" = 1'-0"

MEP+FP ENGINEER:
INGEMEL S.A. ENGINEERING COMPANY
State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

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Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:
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Ph. (239) 947-1144

STRUCTURAL ENGINEER:
JCA ENGINEERS LLC
14449 SW 17 ST.
Miami, FL. 33175
Ph. (305) 979-6507

P.E. SEAL
TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:
TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

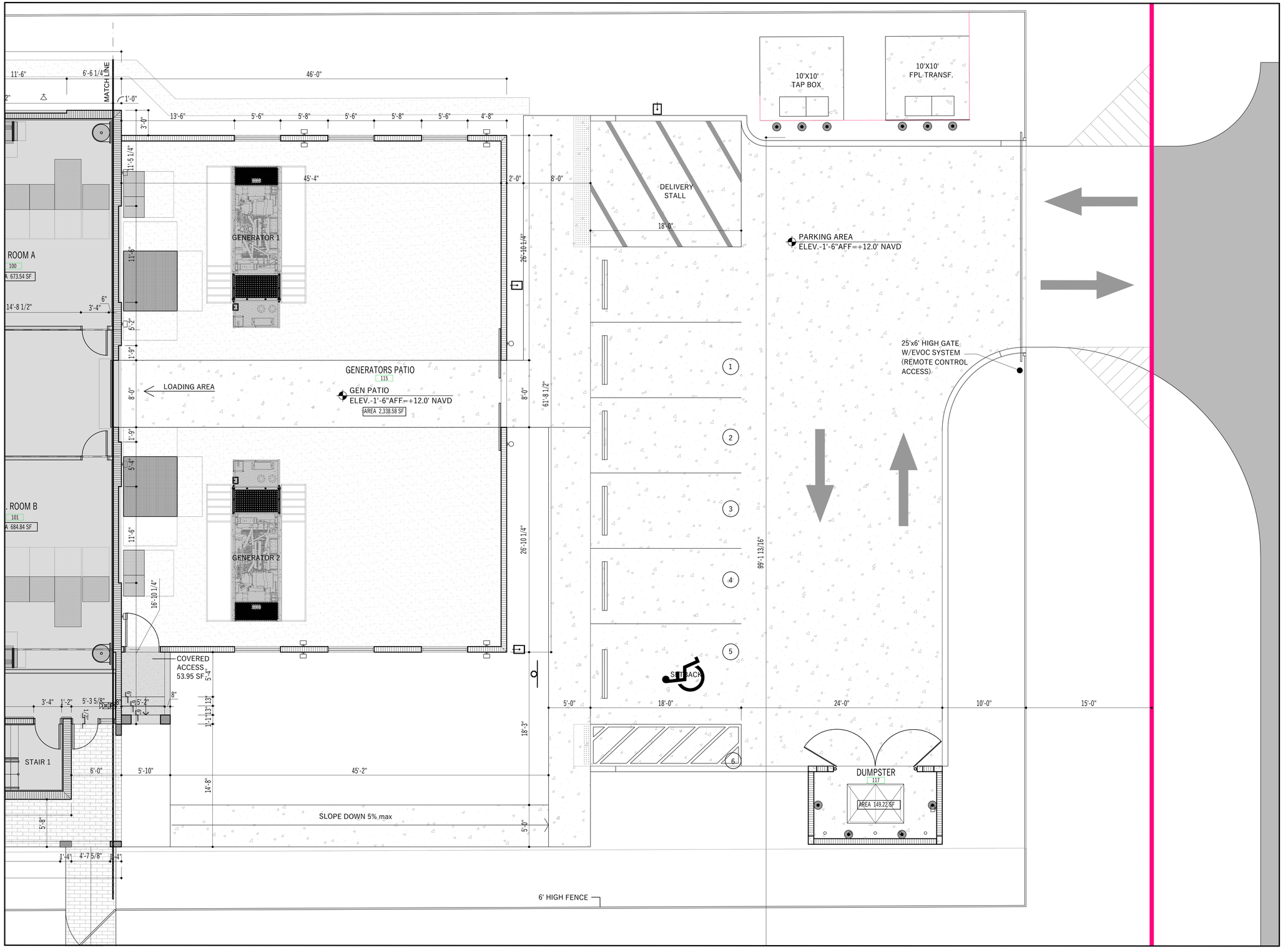
CONTENTS:
SECOND LEVEL FLOOR PLAN

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APPROVED:	PROJECT NO.:

SHEET No.:
A-102

SHEET: OF:



GROUND LEVEL FLOOR PLAN - PARTIAL B

1 / A-101B

SCALE: 3/16" = 1'-0"

NORTH

MEP+FP ENGINEER:

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ENGINEERING COMPANY

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REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
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Bonita Springs, FL, 34134

CONTENTS:

GROUND LEVEL FLOOR PLAN (SIDE B)

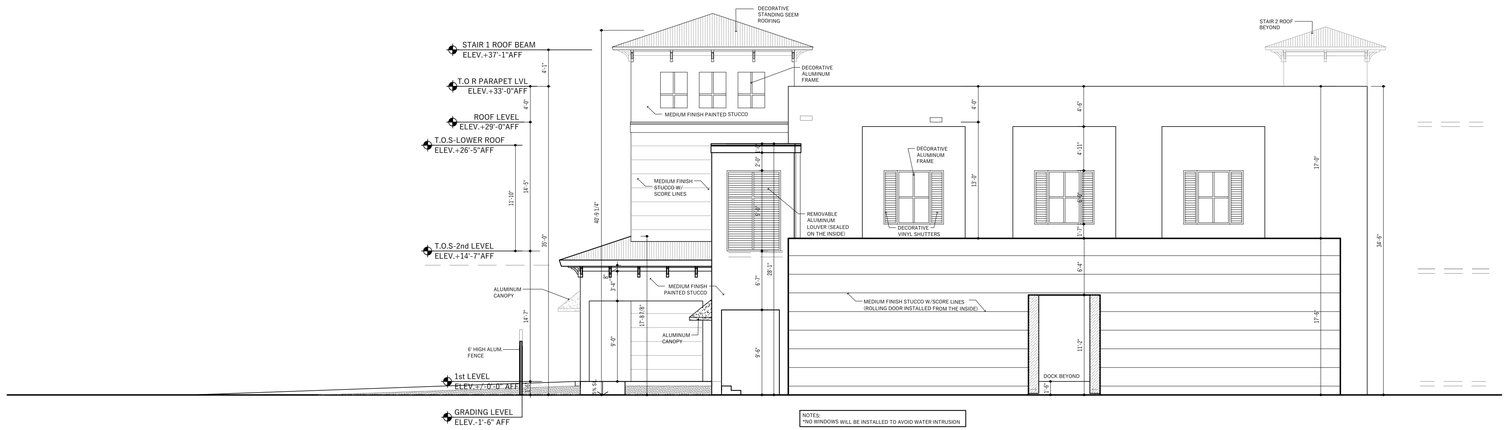
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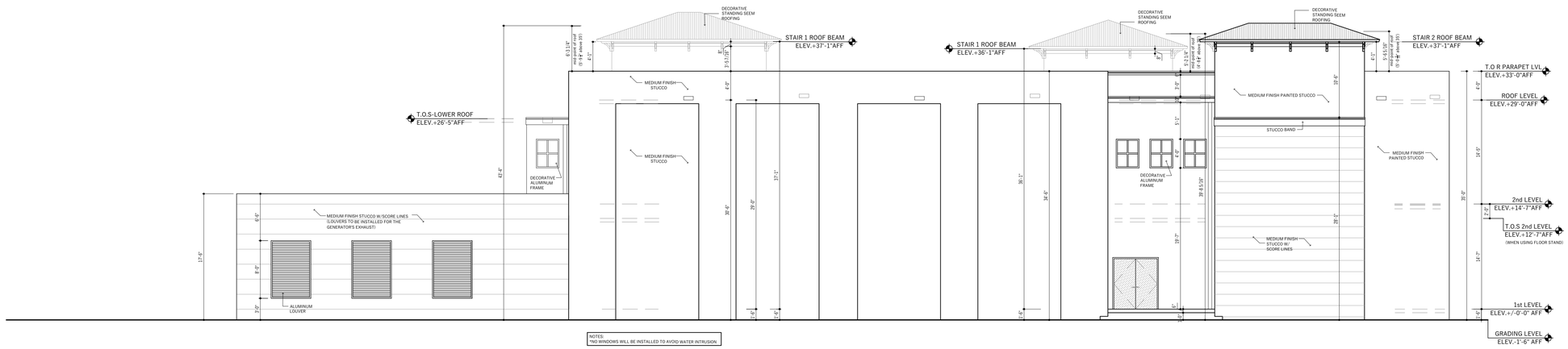
SHEET No.:

A-101B

SHEET:	OF:



NORTH ELEVATION (SERVICE ROAD)



WEST ELEVATION

1
A-201

PROPOSED NORTH AND WEST EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

NORTH

MEP+FP ENGINEER:

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TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

NORTH AND WEST ELEVATIONS

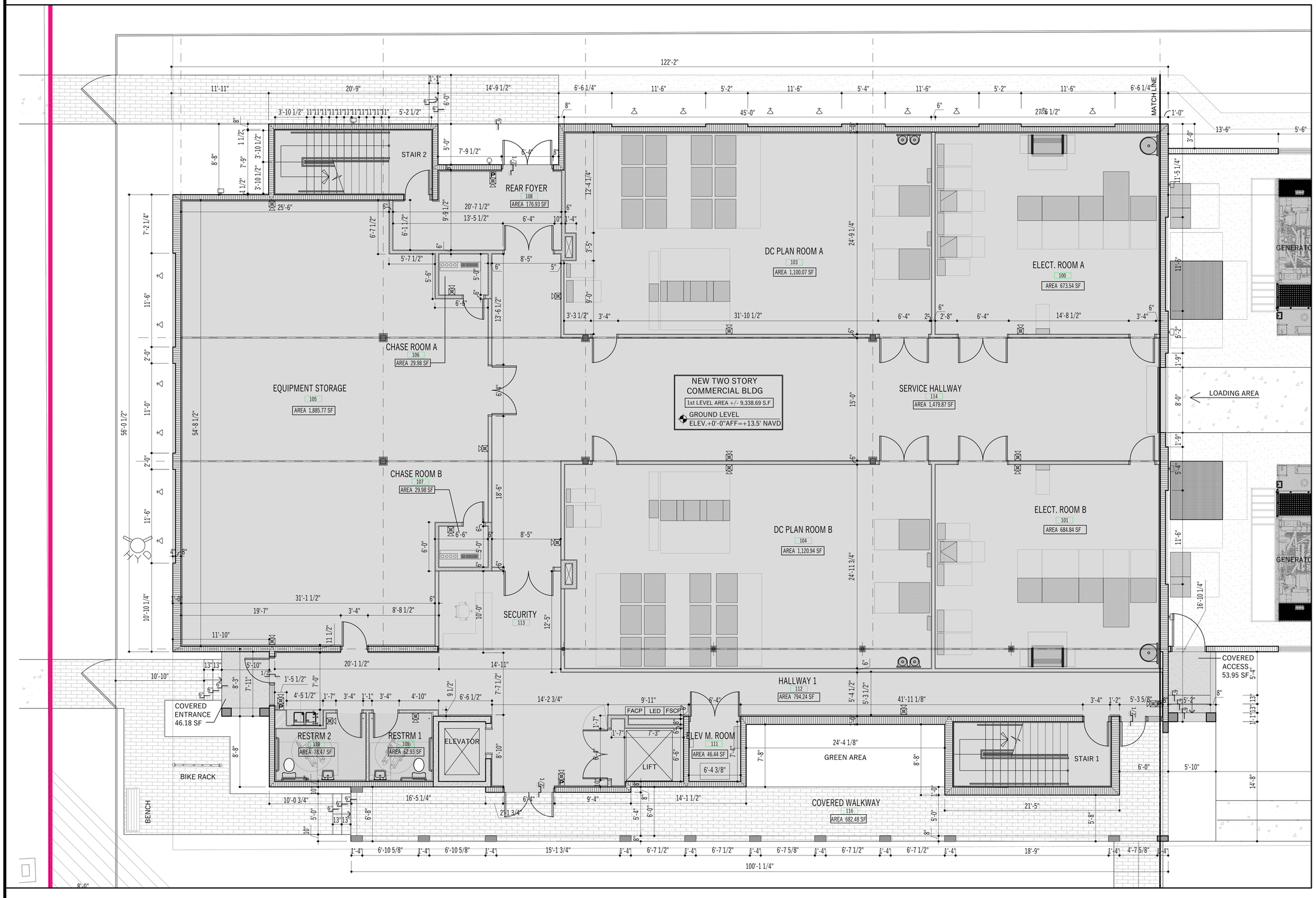
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SCALE :	DATE:
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APPROVED:	PROJECT NO.:

SHEET No.:

A-202

SHEET: OF:



1 A-101A

GROUND LEVEL FLOOR PLAN - PARTIAL A

SCALE: 3/16" = 1'-0"

NORTH

MEP+FP ENGINEER:

INGEMEL S.A.
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TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

GROUND LEVEL FLOOR PLAN (SIDE A)

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DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:

A-101A

SHEET:	OF:



SOUTH ELEVATION (BONITA BEACH RD)



EAST ELEVATION (IMPERIAL RIVER RD)

COLOR SCHEME:

SW 9542 Natural White	SW 9583 Sanctuary	SW 7036 Accessible Beige	SW 7037 Balanced Beige	SW 9619 Teakwood	SW 7048 Urbane Bronze
Emerald® Designer Edition™	Emerald® Designer Edition™			Emerald® Designer Edition™	

LEGEND:

- 1 PAINT OVER STUCCO W/ MEDIUM TEXTURE FINISH
- 2 1/2" WIDE x 1/4" DEEP SCORE LINES ON THE STUCCO
- 3 PRE-FAB ALUMINUM CANOPY (COLOR: DARK BRONZE)
- 4 DECORATIVE ALUM. FRAME (NO GLASS INSERT); COLOR: DARK BRONZE
- 5 DECORATIVE VINYL SHUTTER; COLOR: DARK BRONZE
- 6 SOLID METAL DOOR PAINTED. (HURRICANE IMPACT RESISTANCE); COLOR : URBANE BRONZE (SW 7048)
- 7 ALUMINUM LOUVER; COLOR: DARK BRONZE
- 8 METAL FLASHING ALONG TOP OF WALL (SLOPPED TOWARDS THE INSIDE)
- 9 PAINT OVER STUCCO SCORED BANDS (8") W/MEDIUM TEXTURE FINISH
- 10 PAINT OVER STUCCO SCORED BANDS (12") W/MEDIUM TEXTURE FINISH
- 11 PAINT OVER STUCCO SCORED BANDS (14") W/MEDIUM TEXTURE FINISH
- 12 ALUMINUM FENCE; COLOR: URBANE BRONZE (SW 7048)
- 13 WOOD OUTLOOKS; COLOR: URBANE BRONZE (SW 7048)

COLOR SCHEME FOR WALLS AND BANDS:

- 1 SHERWIN WILLIAMS-NATURAL WHITE (SW 9542)
- 2 SHERWIN WILLIAMS-SANCTUARY (SW 9583)
- 3 SHERWIN WILLIAMS-ACCESSIBLE BEIGE (SW 7036)
- 4 SHERWIN WILLIAMS-BALANCE BEIGE (SW 7037)
- 5 SHERWIN WILLIAMS-TEAKWOOD (SW 9619)

1 A-202C

PROPOSED SOUTH AND EAST COLORED EXTERIOR ELEVATIONS

SCALE: N.T.S

NORTH

MEP+FP ENGINEER:

INGEMEL S.A. ENGINEERING COMPANY

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STRUCTURAL ENGINEER:

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P.E. SEAL

TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

SOUTH AND EAST ELEVATIONS (COLORED)

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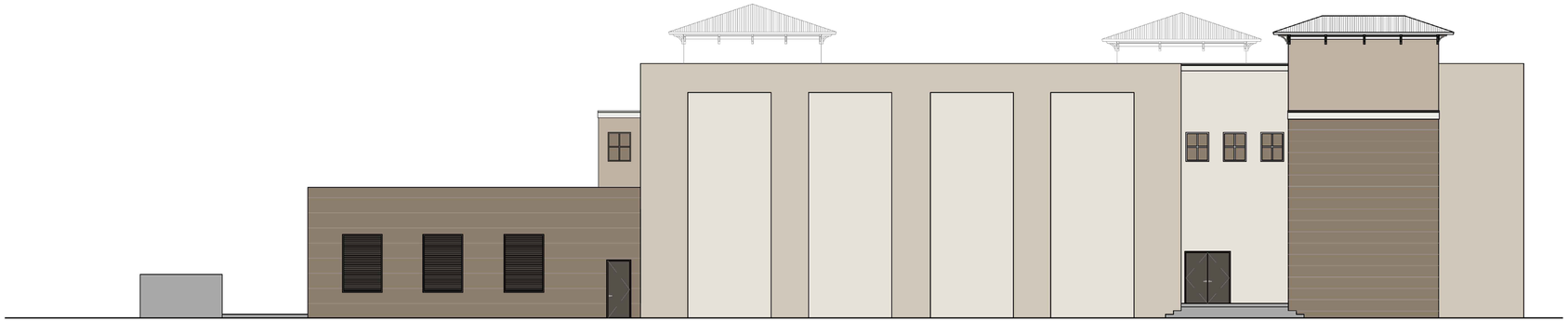
SHEET No.:

A-201C

SHEET:	OF:



NORTH ELEVATION (SERVICE ROAD)



WEST ELEVATION

COLOR SCHEME:

SW 9542 Natural White	SW 9583 Sanctuary	SW 7036 Accessible Beige	SW 7037 Balanced Beige	SW 9619 Teakwood	SW 7048 Urbane Bronze
Emerald® Designer Edition™	Emerald® Designer Edition™			Emerald® Designer Edition™	

LEGEND:

1. PAINT OVER STUCCO W/ MEDIUM TEXTURE FINISH
2. 1/2" WIDE x 1/4" DEEP SCORE LINES ON THE STUCCO
3. PRE-FAB ALUMINUM CANOPY (COLOR: DARK BRONZE)
4. DECORATIVE ALUM. FRAME (NO GLASS INSERT); COLOR: DARK BRONZE
5. DECORATIVE VINYL SHUTTER; COLOR: DARK BRONZE
6. SOLID METAL DOOR PAINTED. (HURRICANE IMPACT RESISTANCE); COLOR : URBANE BRONZE (SW 7048)
7. ALUMINUM LOUVER; COLOR: DARK BRONZE
8. METAL FLASHING ALONG TOP OF WALL (SLOPPED TOWARDS THE INSIDE)
9. PAINT OVER STUCCO SCORED BANDS (8") W/MEDIUM TEXTURE FINISH
10. PAINT OVER STUCCO SCORED BANDS (12") W/MEDIUM TEXTURE FINISH
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13. WOOD OUTLOOKS; COLOR: URBANE BRONZE (SW 7048)

COLOR SCHEME FOR WALLS AND BANDS:

1. SHERWIN WILLIAMS-NATURAL WHITE (SW 9542)
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3. SHERWIN WILLIAMS-ACCESSIBLE BEIGE (SW 7036)
4. SHERWIN WILLIAMS-BALANCE BEIGE (SW 7037)
5. SHERWIN WILLIAMS-TEAKWOOD (SW 9619)

1 A-201C

PROPOSED NORTH AND WEST COLORED EXTERIOR ELEVATIONS

SCALE: N.T.S

NORTH

MEP+FP ENGINEER:
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REV No.	DATE	DESCRIPTION

PROJECT:
TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

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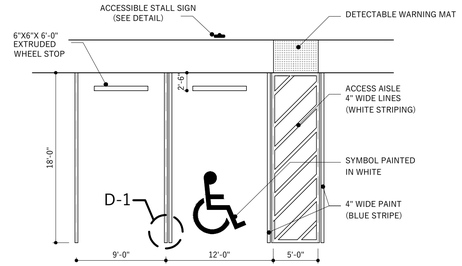
CONTENTS:
NORTH AND WEST ELEVATIONS (COLORED)

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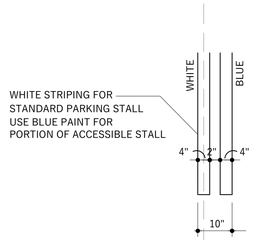
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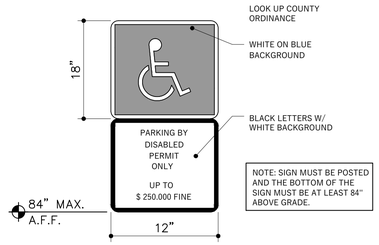


NOTE:
ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:48 (2%) IN ALL DIRECTIONS.

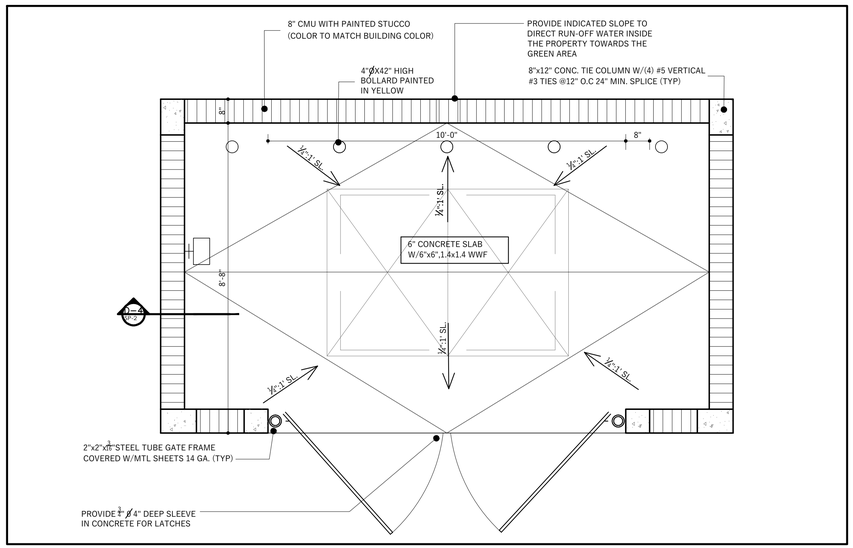
ACCESSIBLE PARKING DETAIL & TYP. PARKING
N.T.S.



D-1 / SP-1 STRIPING DETAIL
N.T.S.



ACCESSIBLE STALL SIGN DETAIL
N.T.S.

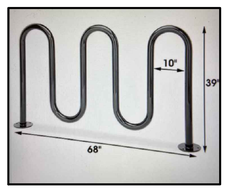


1 SP-102 DUMPSTER ENCLOSURE FLOOR PLAN
SCALE: 1/2" = 1'-0"

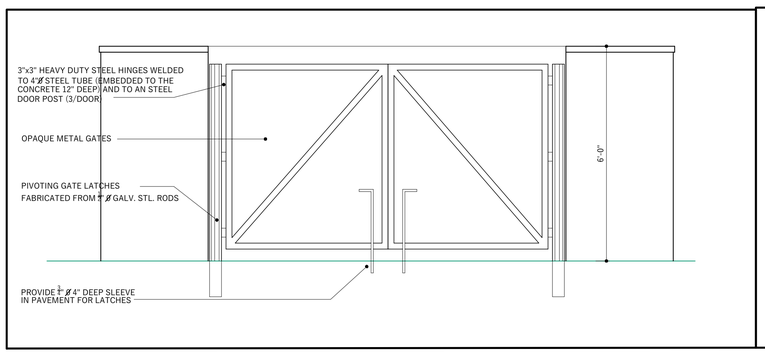




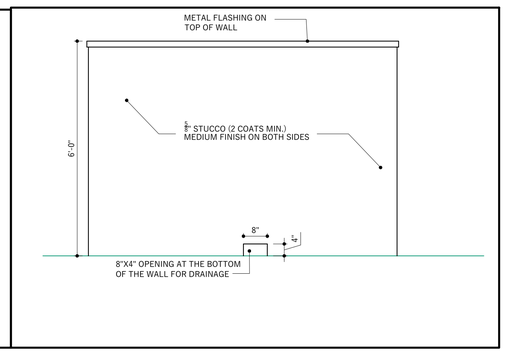
6 SP-102 PERIMETER FENCE AND GATE INTENT IMAGES
SCALE: N.T.S



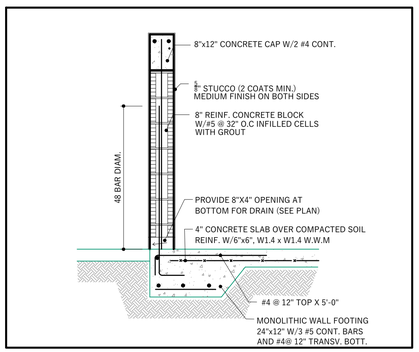
5 SP-102 BIKE RACK DETAIL
SCALE: N.T.S



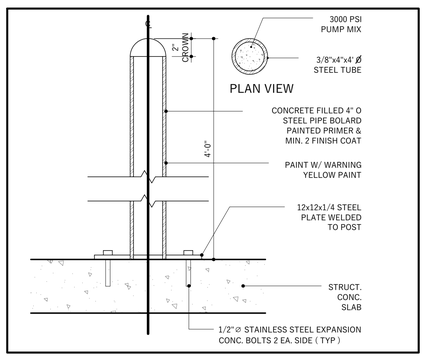
2 SP-102 DUMPSTER ENCLOSURE FRONT VIEW
SCALE: 1/2" = 1'-0"



3 SP-102 DUMPSTER ENCL. SIDE VIEW
SCALE: 1/2" = 1'-0"



4 SP-102 DUMPSTER ENCL.SECTION
SCALE: 1/2" = 1'-0"



5 SP-102 STEEL BOLLARD DETAIL
SCALE: 1 1/2" = 1'-0"

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P.E. SEAL
TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:
TELCO FACILITIES
TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

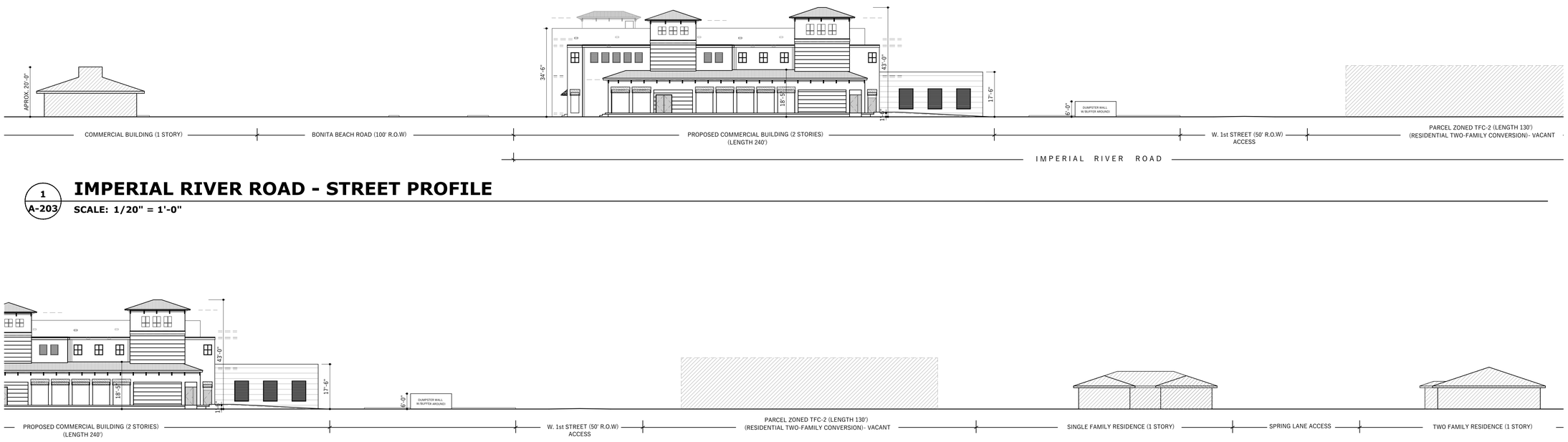
CONTENTS:
SITE PLAN
DATA-DETAILS

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SHEET No.:
SP-102

SHEET:	OF:



1
A-203

IMPERIAL RIVER ROAD - STREET PROFILE

SCALE: 1/20" = 1'-0"

2
A-203

IMPERIAL RIVER ROAD - STREET PROFILE

SCALE: 1/20" = 1'-0"







VIEWS FROM THE CORNER OF IMPERIAL RIVER ROAD AND BONITA BEACH ROAD WITH PROPOSED BUILDING INSERTED

MEP+FP ENGINEER:

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REV No.	DATE	DESCRIPTION

PROJECT:

TELCO FACILITIES

TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:

STREET
BLDG PROFILE

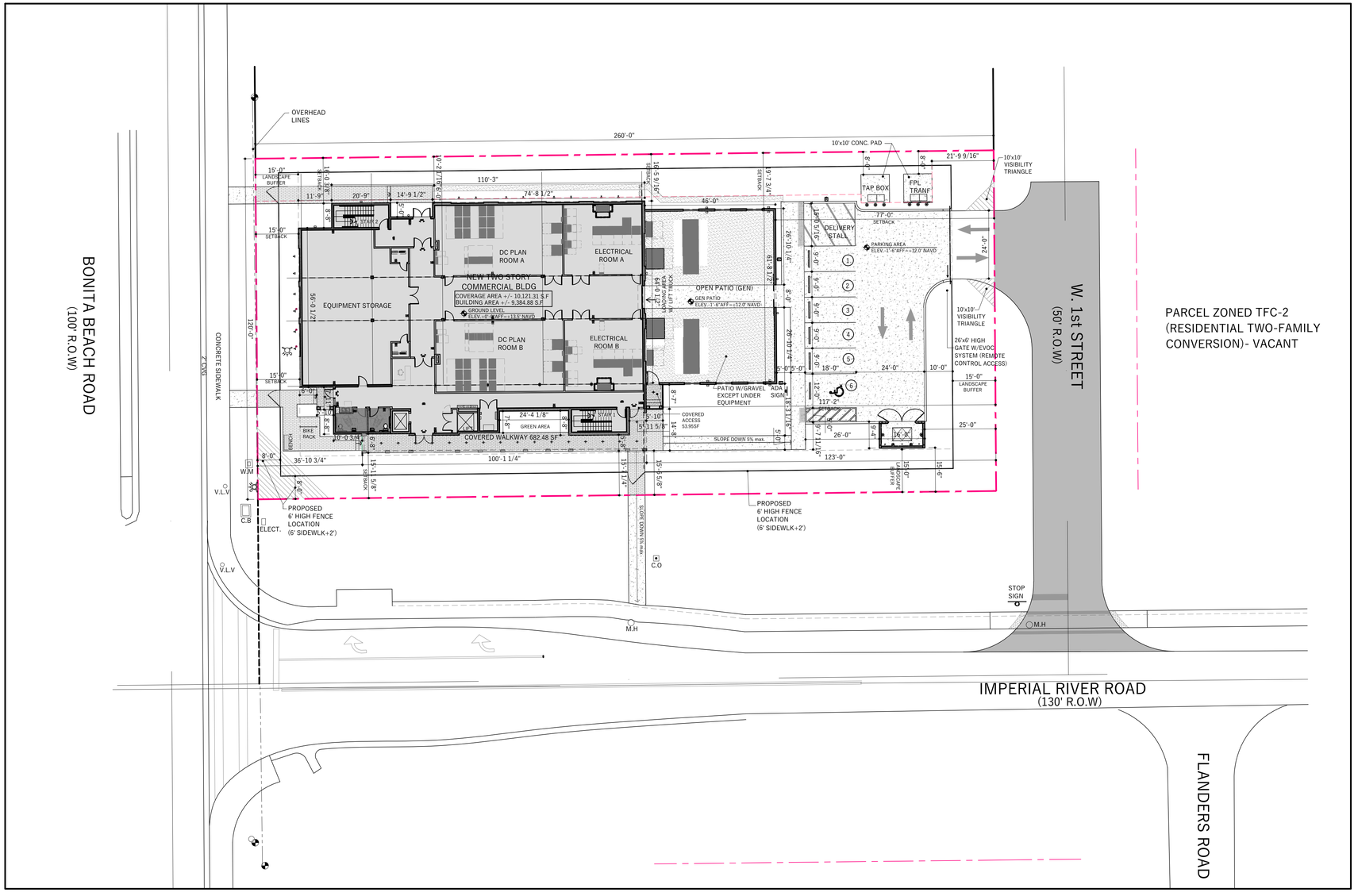
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SHEET No.:

A-203

SHEET:	OF:



SITE INFORMATION (CITY OF BONITA SPRINGS)

LEGAL DESCRIPTION: SEE SURVEY PLAN		
ZONING DISTRICT:	B.B. RD. CORRIDOR OVERLAY-BEACH ZONE DEVELOPMENT	
PROJECT USE:	ESSENTIAL SERVICE FACILITY- GROUP II	
FLOOD ZONE:	X-500 (SPECIAL FLOOD HAZARD) BUILDING FINISH FLOOR ELEVATION: 12" ABOVE C.O.R	
	REQUIRED	PROVIDED
BUILDING STRUCTURE HEIGHT	35'	34'-6" (top of roof parapet)
ITEMS ABOVE ALLOWED HEIGHTS	EXCEPTION SEC 4-1872(b-3)	
STAIR 1 MID ROOF HEIGHT ABOVE MAX.	3 towers <20% of roof area	5'-9 1/2"
STAIR 2 MID ROOF HEIGHT ABOVE MAX.		5'-0 3/4"
TOWER MID ROOF HEIGHT ABOVE MAX.		4'-8 1/2"

AREA CALCULATION

	REQUIRED	PROVIDED
GROSS SITE 31,200 S.F.(.716 acres)		
COVERAGE AREA	40% (12,480.00 SF)	
BUILDING AREA		9,338.69 SF
COVERED WALKWAY		682.48 SF
COVERED BLDG ENTRANCE		46.18 SF
COVERED ENTRY TO TRANSF. PATIO		53.95 SF
		10,121.30 SF(32.44%)
IMPERVIOUS AREA		
BUILDING COVERAGE AREA		10,121.30 SF(32.44%)
UNCOVERED GENERATOR AREA (CONCRETE PATH ONLY)		926.02 SF
DUMPSTER		149.33 SF
TRANSFORMER PAD		200.00 SF
OPEN CONC. WALKWAYS AND STEPS		1,144.85 SF
PARKING/DRIVEWAY (ASPHALT)		3,426.58 SF
		5,846.78 SF (18.74%)
TOTAL OPEN AREA (IMPERVIOUS)		15,968.08 SF (51.18%)
LANDSCAPE		
OPEN AREA (PERVIOUS)	20% min(6,242.29 SF)	15,231.92 SF(48.82%)
BUFFER FROM ROADWAY	15' min (Type D)	
BUFFER AROUND BLDG		
GRAVEL AT GEN. PATIO		

PARKING CALCULATION

	REQUIRED	PROVIDED
BUSINESS USE OFFICE 1,800 S.F./300	6 SPACES	6 SPACES(5 STD+1 HC)
INDUSTRIAL USE		NOT OCCUPIED SPACES-EQUIPMENT ONLY
		6 SPACES

SETBACKS

	REQUIRED	PROVIDED
MAIN BUILDING:		
FRONT (BONITA BEACH RD)	15'min-25'max	15'-0"
REAR: Building	20'-0"	117'-2"
Generator wall		77'-0"
SIDE	0' (West)/15'(East)	16'-0 3/4"(West)/ 15'-7 1/4"(East)

1 SP-101 **SITE PLAN**
SCALE: 1/20" = 1'-0"

NORTH

MEP+FP ENGINEER:
INGEMEL S.A. ENGINEERING COMPANY
State of Florida CA No. 9113
20871 Johnson Street, Suite 115
Phone: (954) 318-2264 Fax: (954) 450-7216
Pembroke Pines, Florida 33029

ARCHITECT:
CONCEPT DESIGN STUDIO Arquitecture & Planning
10773 NW 58th Street, SUITE 115
Doral, FL 33178
PHONE: 786.367.1371

CIVIL ENGINEER:
GradyMinor
3800 Via del Rey Bonita
Springs, FL. 34134
Ph. (239) 947-1144

STRUCTURAL ENGINEER:
JCA ENGINEERS LLC
14449 SW 17 ST.
Miami, FL, 33175
Ph. (305) 979-6507

P.E. SEAL
TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE

REV No.	DATE	DESCRIPTION

PROJECT:
TELCO FACILITIES
TELCO FACILITIES
NEW DATA CENTER

PROJECT ADDRESS:
27965 Imperial River RD
Bonita Springs, FL, 34134

CONTENTS:
SITE PLAN

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SCALE :	DATE:
DRAWN:	DWG FILE:
APPROVED:	PROJECT NO.:

SHEET No.:
SP-101

SHEET:	OF:

SURVEY SKETCH OF: SURVEY FOR SITE PLAN ONLY

ELEVATIONS SHOWN ARE IN N.A.V.D. DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

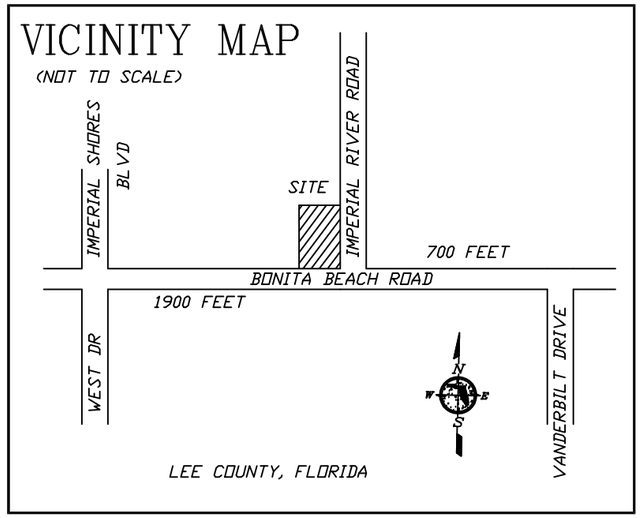
NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

NOTE: THE INTENT OF THIS SURVEY IS FOR TITLE TRANSFER ONLY
THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
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NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

VICINITY MAP

(NOT TO SCALE)



LEGAL DESCRIPTION :

PARCEL 1 (FEE SIMPLE): FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 47, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 665 FEET; THENCE RUN NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION FOR 50 FEET TO THE NORTH LINE OF THE BONITA BEACH ROAD; THENCE RUN WEST 65 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION ALONG THE NORTH SIDE OF THE BONITA BEACH ROAD FOR 120 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID SECTION FOR 260 FEET TO A ROAD 50 FEET WIDE; THENCE EAST ALONG SAID ROAD 120 FEET TO THE WEST LINE OF A ROAD 130 FEET WIDE; THENCE SOUTH ALONG SAID 130 FOOT WIDE ROAD FOR 260.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT): NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ALONG THE ROAD 50 FEET WIDE LYING NORTH OF PARCEL 1 AS CREATED BY INDENTURE RECORDED IN DEED BOOK 217, PAGE 305, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA WEST ZONE), WHICH IS GRID NORTH AS ESTABLISHED BY NDS, AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.
GPS= GLOBAL POSITIONING SYSTEM

QUALITY CONTROL
BY : _____ DATE : 8/27/2024

CERTIFICATION:

DELANE R NELSON,
DAWN T NELSON,
DALE H STEINBERG,
JOYCE B ET ALSTEINBERG

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS _____ OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON _____ (DATE).

DATE OF PLAT OR MAP: _____

BY : _____ NOT SIGNED _____ SURVEY DATE : _____

CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

(SURVEYOR'S SIGNATURE, PRINTED NAME AND SEAL WITH REGISTRATION/LICENSE NUMBER)

ABBREVIATIONS AND NOTES:

N = NORTH
S = SOUTH
E = EAST
W = WEST, OR ANY COMBINATION THEREOF
1. ° = DEGREES
2. ' = MINUTES WHEN USED IN A BEARING
3. " = SECONDS WHEN USED IN A BEARING
4. ' = FEET WHEN USED IN A DISTANCE
5. " = INCHES WHEN USED IN A DISTANCE
6. ± = "MORE OR LESS" OR "PLUS OR MINUS"
7. A = ARC DISTANCE
8. AC = ACRES
9. A/C = AIR CONDITIONING PAD
10. AE = ACCESS EASEMENT
11. AF = ALUMINUM FENCE
12. AMUE = AVE MARIA UTILITY EASEMENT
13. B.E. = BUFFER EASEMENT
14. BM = BENCHMARK
15. BOB = BASIS OF BEARING
16. BRG = BEARING
17. C# = CURVE NUMBER
18. C = CALCULATED
19. CB = CATCH BASIN
20. CHB = CHORD BEARING
21. CHD = CHORD
22. CLF = CHAINLINK FENCE
23. CM = CONCRETE MONUMENT
24. CO = CLEAN OUT
25. COL = COLUMN
26. CONC = CONCRETE
27. CPP = CONCRETE POWER POLE
28. CSW = CONCRETE SIDEWALK
29. CTV= CABLE TV RISER
30. CUE= COLLIER COUNTY UTILITY EASEMENT
31. D = DEED
32. DE= DRAINAGE EASEMENT
33. DH = DRILL HOLE
34. DI = DROP INLET
35. ELEC= ELECTRIC
36. EOP = EDGE OF PAVEMENT
37. EOR = EDGE OF ROAD
38. EOW = EDGE OF WATER
39. F= AS LABELED OR FOUND IN THE FIELD
40. F.A.C. = FLORIDA ADMINISTRATIVE CODE
41. FCC = FOUND CROSS CUT
42. FCM = FOUND CONCRETE MONUMENT
43. FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
44. FDH = FOUND DRILL HOLE
45. FFE = FINISH FLOOR ELEVATION
46. FH = FIRE HYDRANT
47. FIP = FOUND IRON PIPE
48. FIR = FOUND IRON ROD
49. FN = FOUND NAIL
50. FND = FOUND
51. FN&D = FOUND NAIL & DISC
52. FPK = FOUND PK NAIL
53. FPK&D = FOUND PK NAIL AND DISC WHEN OBTAINING SCALED DATA.
54. GCE = GOLF COURSE EASEMENT
55. HCP = HANDICAP PARKING
56. IE = IRRIGATION EASEMENT
57. LB = LICENSED BUSINESS
58. LBE = LANDSCAPE BUFFER EASEMENT
59. LE = LANDSCAPE EASEMENT
60. LME = LAKE MAINTENANCE EASEMENT
61. LP = LIGHT POLE
62. M = MEASURED
63. ME = MAINTENANCE EASEMENT
64. MH = MANHOLE
65. N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
66. N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
67. NO ID = NO IDENTIFYING MARKINGS
68. (NR) = NON-RADIAL
69. NTS= NOT TO SCALE
70. OHP= OVERHEAD POWER
71. OHU = OVERHEAD UTILITY LINE
72. O.R. = OFFICIAL RECORD BOOK
73. O/S = OFFSET
74. P = PLAT
75. PBIDDE = PELICAN BAY IMPROVEMENT DISTRICT DRAINAGE EASEMENT
76. PC = POINT OF CURVATURE
77. PCC POINT OF COMPOUND CURVATURE
78. PCP = PERMANENT CONTROL POINT
79. PG = PAGE
80. PI = POINT OF INTERSECTION
81. PK = PARKER KALON NAIL
82. PLS = PROFESSIONAL LAND SURVEYOR
83. POB = POINT OF BEGINNING
84. POC = POINT OF COMMENCEMENT
85. PP = POWER POLE
86. PRC = POINT OF REVERSE CURVE
87. PRM = PERMANENT REFERENCE MONUMENT
88. PSM= PROFESSIONAL SURVEYOR AND MAPPER
89. PU & DE = PUBLIC UTILITY & DRAINAGE EASEMENT
90. PUE = PUBLIC UTILITY EASEMENT
91. PT = POINT OF TANGENCY
92. PVS = PAVERS
93. Q.W.P.E. = QUAIL WEST PERPETUAL EASEMENT
94. (R) = RADIAL
95. R = RADIUS
96. RING = RING DETECTED BY METAL DETECTOR BUT NOT RECOVERED
97. RNG= RANGE
98. ROW = RIGHT-OF-WAY
99. RR SPK = RAILROAD SPIKE
100. SAT= SATELLITE DISH
101. SDE = STREET DRAINAGE EASEMENT
102. SEC = SECTION
103. SDH = SET DRILL HOLE, NO ID
104. SIR = SET 5/8" IRON ROD WITH LB NUMBER OF CORPORATION
105. SPK&D = SET PK WITH DISC WITH LB NUMBER
106. TBM TEMPORARY BENCH MARK
107. TEL = TELEPHONE FACILITIES
108. TOB = TOP OF BANK
109. TP = TRANSMITTER PAD
110. TWP= TOWNSHIP
111. UE = UTILITY EASEMENT
112. VF = VINYL FENCE
113. V.L.V = VALVE
114. W = WATER SERVICE
115. WB = WATER BOX
116. WF= WOOD FENCE
117. WPP= WOOD POWER POLE
118. Δ = DELTA OR CENTRAL ANGLE OF CURVE
119. DIMENSIONS ARE IN FEET AND IN DECIMALS THEREOF
120. ELEVATIONS SHOWN HEREON ARE N.A.V.D. UNLESS OTHERWISE STATED
121. ALL PHYSICAL IMPROVEMENTS SHOWN WITHOUT DIMENSIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THAT THEY DO EXIST, BUT WERE NOT NECESSARILY MEASURED IN THE FIELD.
122. NOTE: LEGAL DESCRIPTION IS FROM LATEST DEED OF RECORD UNLESS OTHERWISE NOTED.
123. EASEMENTS AND RIGHT OF WAYS SHOWN ARE PER RECORDED PLAT OR AS FURNISHED BY THE CLIENT
124. FOUNDATION LINE BELOW THE SURFACE OF THE GROUND IS NOT REFLECTED
125. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNDER ANY CONDITION UNLESS OTHERWISE STATED
126. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED
127. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN
128. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE AS DELINEATED ON THIS PLAT OF SURVEY
129. TIES ARE TO FIELD LINES UNLESS OTHERWISE NOTED
130. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
131. FENCES MEANDER ON AND OFF LINE, APPROXIMATE LOCATION ONLY UNLESS STATED OTHERWISE.
132. THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
133. THE INTENT OF THIS SURVEY IS FOR TITLE TRANSFER ONLY UNLESS STATED OTHERWISE
134. FLORIDA STATUTE 61G17-6.004: TWO SITE BENCHMARKS ARE REQUIRED FOR CONSTRUCTION.
135. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
136. F.E.M.A. FLOOD HAZARD MAPPING: THIS DATE PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/OUT FLOOD RISK DETERMINATIONS. THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE ABSOLUTE DELINEATIONS OF FLOOD BOUNDARIES. CALL 1-877-FEMAMAP OR EMAIL A MAP SPECIALIST AT WWW.FEMA.ORG/NIT/TSD/FQ-MAP17.HTM.
137. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION
138. IN COMPLIANCE WITH F.A.C. 61G17-6.0031 (4) (E) - IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.
139. IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES (APPROXIMATE LOCATION ONLY)
140. ARCHITECTURAL FEATURES, SUCH AS FURRING STRIPS, SIDING, CORNICES, STUCCO, ETC., OUTSIDE THE LINE OF THE STRUCTURE HAVE BEEN TAKEN INTO ACCOUNT WHEN GIVING TIES FROM THE STRUCTURE TO THE LOT LINES.
141. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
142. GPS = GLOBAL POSITIONING SYSTEM

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

NOT VALID WITHOUT SHEETS 2, 3, 4 & 5 OF 5

DATE	BY	REVISION
06/22/24	JMS	UPDATE PROPERTY

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS LB-6569
9220 BONITA BEACH ROAD, SUITE 200
BONITA SPRINGS, FLORIDA 34135
239-404-7139 239-592-2795
239-250-2782 239-370-1136
3884 PROGRESS AVE., SUITE 104
NAPLES, FLORIDA 34104

27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

PROJECT
PARCEL IN 32-47-25
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

TITLE
SURVEY SKETCH FOR SITE PLAN ONLY

SHEET 1 OF 5
W.O. NO. 25-21008
DRN. BY LOU
PAR. CHP. NICK

SURVEY SKETCH OF: SURVEY FOR SITE PLAN ONLY

SKETCH OF : EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY

ELEVATIONS SHOWN ARE IN N.A.V.D. DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
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NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

STREET ADDRESS :
27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

STRAP # & OWNER:
PID #32-47-25-B3-03202.0020
UNKNOWN HEIRS OF
STANTON KENNETH M
OR BOOK 2818, PAGE 3570

WEST 120' (D)
S.89°34'41"W 120' (G)
S.89°38'05"W. 119.97' (M)
RIGHT OF WAY
FIR 5/8" #6690
FIR 5/8" #6690

W. 1ST STREET (P)
(50' ROW)
UNIMPROVED - NOT IN USE

49.89' (M)
50.0'
S.00°41'44"E.
48.80' (M)
25.0'
S.00°35'54"E.
CENTERLINE

PARCEL 2

EAST 120' (D)
N.89°34'41"E. 120. (G)
N.89°35'21"E. 119.90' (M)

RIGHT OF WAY
FIRC 1/2" #3553
BLOCK TIE
FIRC 1/2"
NO ID
@BLOCK CORNER

FLANDERS LANE
OCCUPIED
STRAP # & OWNER:
PID #32-47-25-B3-03204.0010
BONITA BEACH LAND LLC
OR BOOK 2309, PAGE 3336

MANHOLE
RIM ELEVATION = 10.2' NAVD
NORTH 8" PIPE
INVERT ELEVATION = 4.4' NAVD
SOUTH 8" PIPE
INVERT ELEVATION = 4.5' NAVD
44.7' (C)
FIR 5/8"
NO ID
BM CENTRAL (ADJ) =
SPK&D #6569 =
ELEV. 10.1'+/- NAVD
MH
130.0'

VACANT
STRAP # & OWNER:
PID #32-47-25-B3-03201.0010
BONITA BEACH LAND LLC
INSTRUMENT # 2019000214863

NOTE: THE ELEVATIONS ALONG THE EAST RIGHT OF WAY MAY VARY DID TO AREA BEING USED AS CONSTRUCTION LAY DOWN.

EDGE OF PAVEMENT
CSV
RIGHT OF WAY

MANHOLE
(LOCATED HALF CSW - HALF GRASS)
RIM ELEVATION = 11.0' NAVD
NORTH 8" PIPE
INVERT ELEVATION = 5.4' NAVD

REMAINDER OF
SECTION 32, TOWNSHIP 47, RANGE 25 EAST,
STRAP # & OWNER:
PID #32-47-25-B3-03202.0010
RIPLEY LAND CO LLC
OR BOOK 1747, PAGE 1314

NORTH
N.00°38'49"W.
N.00°37'42"W.
260' (D)
260' (G)
260.08' (M)

PARCEL 1
VACANT
HEAVY
VEGETATION
PID #32-47-25-B3-03202.0080
31211 SQ. FEET MORE OR LESS
0.72 ACRES MORE OR LESS
INSTRUMENT # 2023000292132

260.16' (M)
260' (G)
260'
S.00°40'12"E.
S.00°38'49"E.
SOUTH

BM SOUTH (ADJ) =
SPK&D #6569 =
ELEV. 10.7'+/- NAVD

SOUTH BOUND LANES
CENTERLINE
IMPERIAL RIVER ROAD
(130' ROW)

WEST 65' (D)
S.89°34'41"W. 65' (G)
S.89°46'50"W. 65' (C)

POB
FIR 1/2"
NO ID

WEST 120.' (D)
S.89°34'41"W. 120' (G)
S.89°37'27"W. 120.09' (M)

FIR 1/2"
NO ID
RIGHT OF WAY
CONC. POLE
ELEC.
FPK&D
#5151
CONC
PP
TELE
OVERHEAD LINES
CROSS WALK AREA

NORTH LINE OF BONITA BEACH RD
OVERHEAD LINES

QUALITY CONTROL
BY : _____ DATE : 8/27/2024

CERTIFICATION :
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE.

BY : NOT SIGNED SURVEY DATE : _____

CLINTON W. FINSTAD, PE, CFM, PLS #2463 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

CURB & GUTTER
EDGE OF PAVEMENT
PAVERS
CENTERLINE
WEST BOUND LANES
BONITA BEACH ROAD
(100' ROW)
FPK&D
NO ID
FPK&D
ILLEG
SOUTH LINE OF
SECTION 32

EAST LINE OF SECTION

WEST 665' (D)
S.89°34'41"W. 665' (G)
S 89°41'54" 664.94' W (C)

POC
SE CORNER OF
SECTION 32, TOWNSHIP 47,
RANGE 25 EAST,
CERTIFIED CORNER RECORD
DOCUMENT #097458

×10.4 = SPOT ELEVATION IN NAVD DATUM
⊠10.4 = TREE BASE ELEVATIONS
~~~ = CURRENT DIRECTION OF DRAINAGE FLOW

NOTE:
ELEVATIONS SHOWN HEREON MAY BE INTERPOLATED

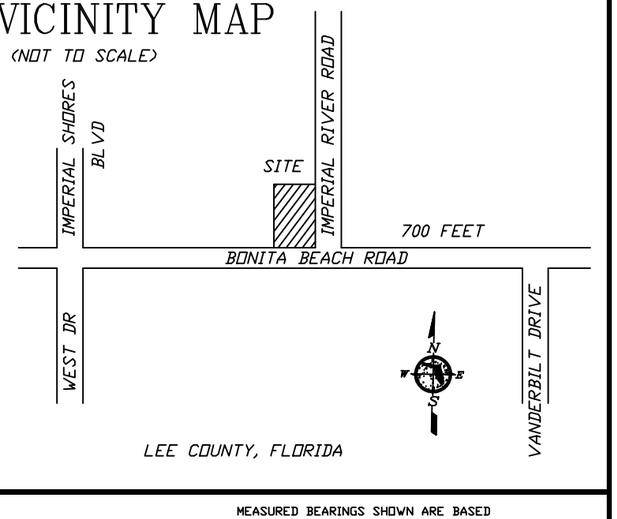
N
W E
S

SCALE 1" = 20'

0 20 40

VICINITY MAP

(NOT TO SCALE)



LEE COUNTY, FLORIDA

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA WEST ZONE), WHICH IS GRID NORTH AS ESTABLISHED BY NOS, AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.
GPS= GLOBAL POSITIONING SYSTEM

NOT VALID WITHOUT SHEETS 1, 3, 4, & 5 OF 5

DATE	BY	REVISION
06/22/24	JMS	UPDATE PROPERTY

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS LB-6569
9220 BONITA BEACH ROAD, SUITE 200
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239-404-7128 239-580-2725
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PROJECT
PARCEL IN 32-47-25
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

TITLE
SURVEY SKETCH FOR SITE PLAN ONLY

SHEET 2 OF 5
W.O. NO. 25-21008
DRN. BY LOU
PAR. CHP. NICK
~~~

SURVEY SKETCH OF: SURVEY FOR SITE PLAN ONLY

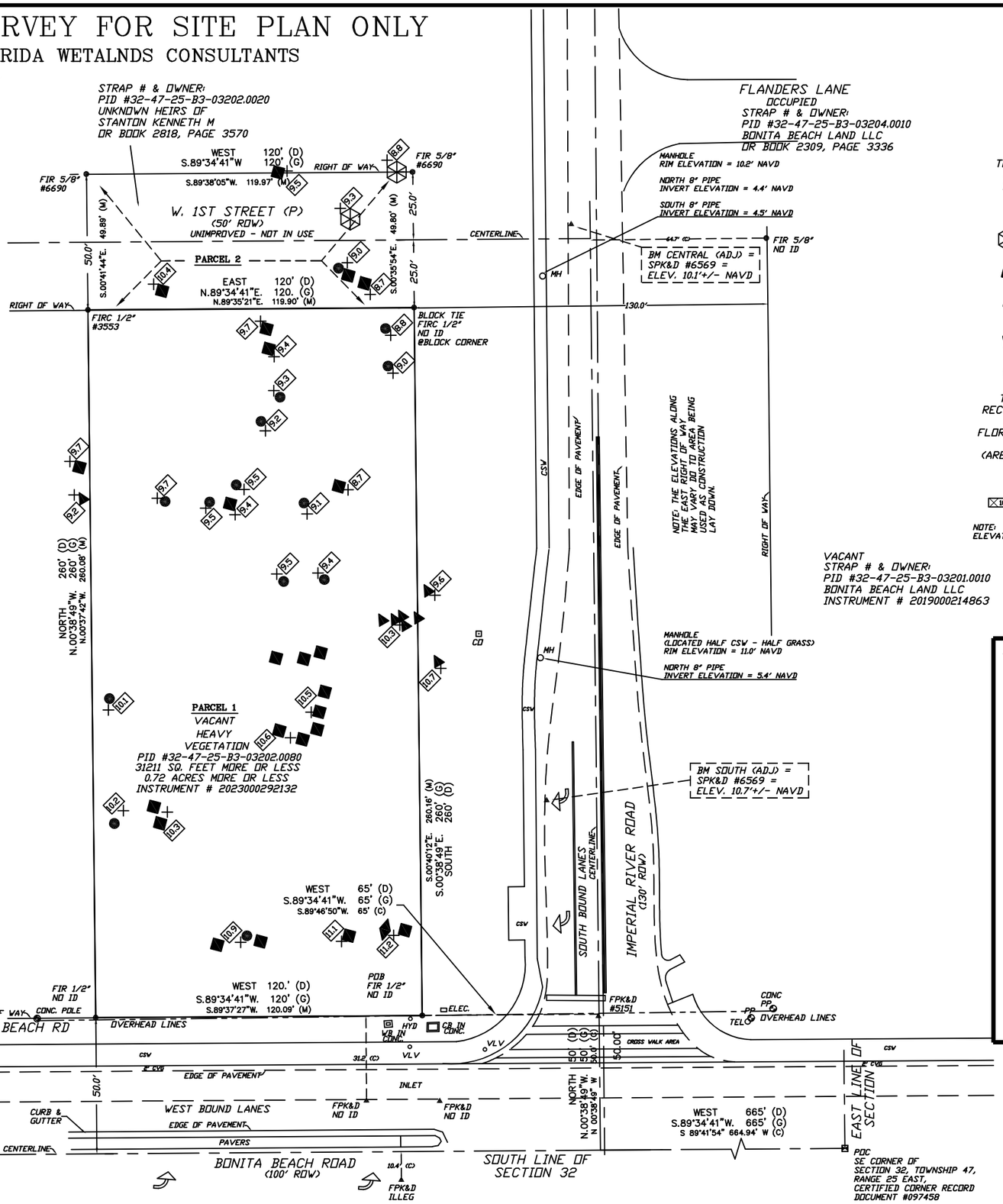
SKETCH OF : TREE SURVEY PER FLORIDA WETALNDS CONSULTANTS

ELEVATIONS SHOWN ARE IN N.A.V.D. DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

STREET ADDRESS :
27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
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NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025



TREE TABLE

TREES LOCATED PER:
NICK ROACH WITH
FLORIDA WETLAND
CONSULTANTS
(239) 595-1292

= LIVE OAK
= CABBAGE PALMS
= SLASH PINES
= GUMBO LIMBO
= SAND LIVE OAK

TREES DEPICTED HEREON
RECTIFIED FROM TREE SURVEY
BY NICK ROACH WITH
FLORIDA WETLAND CONSULTANTS
(239) 595-1292
(ARE FOR PICTORAL USE ONLY)

10.4 = TREE BASE ELEVATIONS

NOTE:
ELEVATIONS SHOWN HEREON MAY BE INTERPOLATED

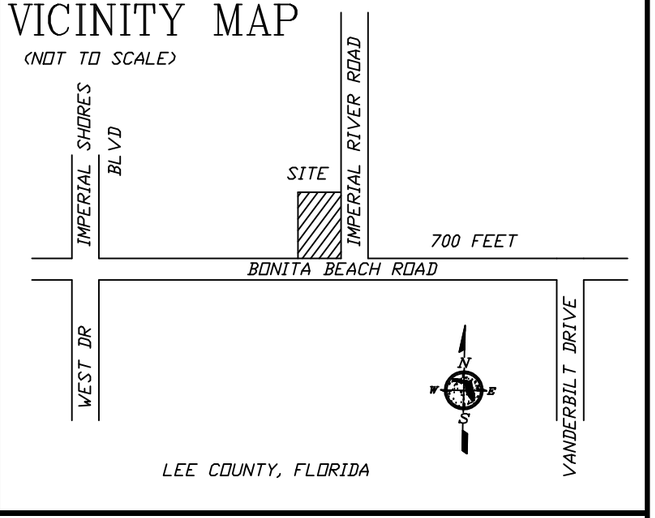
N
W E
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SCALE 1" = 20'

0 20 40

VICINITY MAP

(NOT TO SCALE)



MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA WEST ZONE), WHICH IS GRID NORTH AS ESTABLISHED BY NOS, AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE 'BASIS OF BEARINGS'. MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.
GPS= GLOBAL POSITIONING SYSTEM

QUALITY CONTROL
BY : _____ DATE : 8/27/2024

CERTIFICATION :
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BY : NOT SIGNED SURVEY DATE : _____

CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

NOT VALID WITHOUT SHEETS 1, 2, 4 & 5 OF 5

DATE	BY	REVISION
08/22/24	JMS	UPDATE PROPERTY

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS LB-6569
9220 BONITA BEACH ROAD, SUITE 200
BONITA SPRINGS, FLORIDA 34135
239-404-7128 239-580-2795
239-260-2782 239-370-1136
3884 PROGRESS AVE., SUITE 104
NAPLES, FLORIDA 34104

27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

PROJECT
PARCEL IN 32-47-25
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

TITLE
SURVEY SKETCH FOR SITE PLAN ONLY

SHEET 3 OF 5
W.O. NO. 25-21008
DRN. BY LOU
PAR. CHF. NICK

SURVEY SKETCH OF: SURVEY FOR SITE PLAN ONLY

SKETCH OF : GOPHER TORTOISE HOLES PER OWEN ENVIROMENTAL CONSULTING, LLC

THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
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ELEVATIONS SHOWN ARE IN N.A.V.D. DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

NOTE:
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APPROVED BY CLIENT
05/08/2025

NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

STREET ADDRESS :
27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

STRAP # & OWNER:
PID #32-47-25-B3-03202.0020
UNKNOWN HEIRS OF
STANTON KENNETH M
OR BOOK 2818, PAGE 3570

WEST 120' (D)
S.89°34'41"W 120' (G)
RIGHT OF WAY
FIR 5/8" #6690
S.89°38'05"W. 119.97' (M)
FIR 5/8" #6690

W. 1ST STREET (P)
(50' ROW)
UNIMPROVED - NOT IN USE
CENTERLINE
49.89' (M)
S.00°41'44"E.
50.0'
PARCEL 2
EAST 120' (D)
N.89°34'41"E. 120. (G)
N.89°35'21"E. 119.90' (M)
48.80' (M)
S.00°35'54"E.
25.0'
25.0'
RIGHT OF WAY
FIRC 1/2" #3553
BLOCK TIE
FIRC 1/2"
NO ID
@BLOCK CORNER

FLANDERS LANE
OCCUPIED
STRAP # & OWNER:
PID #32-47-25-B3-03204.0010
BONITA BEACH LAND LLC
OR BOOK 2309, PAGE 3336

MANHOLE
RIM ELEVATION = 10.2' NAVD
NORTH 8" PIPE
INVERT ELEVATION = 4.4' NAVD
SOUTH 8" PIPE
INVERT ELEVATION = 4.5' NAVD
44.7'
FIR 5/8" NO ID
BM CENTRAL (ADJ) =
SPK&D #6569 =
ELEV. 10.1'+/- NAVD
MH
130.0'

GOPHER TORTOISE TABLE
HOLES LOCATED PER:
OWEN ENVIROMENTAL
CONSULTATING
(239) 994-9007

= ACTIVE TORTOISE HOLES

= INACTIVE TORTOISE HOLES

GOPHER TORDISE HOLES
DEPICTED HEREON
RECTIFIED FROM TREE SURVEY
BY OWEN ENVIRDMENTAL
CONSULTING
(239) 595-1292
(ARE FOR PICTORAL USE ONLY)

N
W E
S
SCALE 1" = 20'
0 20 40

REMAINDER OF
SECTION 32, TOWNSHIP 47, RANGE 25 EAST,
STRAP # & OWNER:
PID #32-47-25-B3-03202.0010
RIPLEY LAND CO LLC
OR BOOK 1747, PAGE 1314

260' (D) (G)
NORTH 260' (M)
N.00°38'49"W. 260.08' (M)
N.00°37'42"W.

PARCEL 1
VACANT
HEAVY
VEGETATION
PID #32-47-25-B3-03202.0080
31211 SQ. FEET MORE OR LESS
0.72 ACRES MORE OR LESS
INSTRUMENT # 2023000292132

260.16' (M)
S.00°40'12"E. 260' (G)
S.00°38'49"E. SOUTH 260' (D)

WEST 65' (D)
S.89°34'41"W. 65' (G)
S.89°46'50"W. 65' (C)

CD
MH
CSV
SOUTH BOUND LANES CENTERLINE
IMPERIAL RIVER ROAD (130' ROW)
EDGE OF PAVEMENT
EDGE OF PAVEMENT
NOTE: THE ELEVATIONS ALONG THE EAST RIGHT OF WAY MAY VARY DO TO AREA BEING USED AS CONSTRUCTION LAY DOWN.
RIGHT OF WAY

MANHOLE
(LOCATED HALF CSW - HALF GRASS)
RIM ELEVATION = 11.0' NAVD
NORTH 8" PIPE
INVERT ELEVATION = 5.4' NAVD

BM SOUTH (ADJ) =
SPK&D #6569 =
ELEV. 10.7'+/- NAVD

VACANT
STRAP # & OWNER:
PID #32-47-25-B3-03201.0010
BONITA BEACH LAND LLC
INSTRUMENT # 2019000214863

FIR 1/2" NO ID
WEST 120.' (D)
S.89°34'41"W. 120' (G)
S.89°37'27"W. 120.09' (M)
POB FIR 1/2" NO ID
RIGHT OF WAY
CONC. POLE
OVERHEAD LINES
ELEC.
HYD
WB IN CONC.
CB IN CONC.
VLV
FPK&D #5151
CONC PP
TEL
OVERHEAD LINES
CSV
E CVG
EDGE OF PAVEMENT
31.2' (C)
VLV
CROSS WALK AREA
90.00'
NORTH N.00°38'49"W. N 00°38'49" W
WEST 665' (D)
S.89°34'41"W. 665' (G)
S 89°41'54" 664.94' W (C)
EAST LINE OF SECTION
E CVG
50.0'
INLET
CURB & GUTTER
WEST BOUND LANES
EDGE OF PAVEMENT
FPK&D NO ID
FPK&D NO ID
CENTERLINE
PAVERS
BONITA BEACH ROAD (100' ROW)
10.4' (C)
FPK&D ILLEG
SOUTH LINE OF SECTION 32
POC
SE CORNER OF
SECTION 32, TOWNSHIP 47,
RANGE 25 EAST,
CERTIFIED CORNER RECORD
DOCUMENT #097458

NORTH LINE OF BONITA BEACH RD

VICINITY MAP

(NOT TO SCALE)

IMPERIAL SHORES BLVD
IMPERIAL RIVER ROAD
SITE
700 FEET
BONITA BEACH ROAD
WEST DR
VANDERBILT DRIVE
N
W E
S
LEE COUNTY, FLORIDA

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA WEST ZONE), WHICH IS GRID NORTH AS ESTABLISHED BY NOS, AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.
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QUALITY CONTROL
BY : _____ DATE : 8/27/2024

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BY : NOT SIGNED SURVEY DATE : _____

CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DySARD, PLS #3659
MARY E. FINSTAD, CFM, PSM #5901

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NOT VALID WITHOUT SHEETS 1, 2, 3, & 5 OF 5

DATE	BY	REVISION
08/22/24	JMS	UPDATE PROPERTY

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239-250-2792 239-370-1139
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PROJECT
PARCEL IN 32-47-25
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

TITLE
SURVEY SKETCH FOR SITE PLAN ONLY

SHEET 4 OF 5
W.O. NO. 25-21008
DRN. BY LOU
PAR. CHF. NICK

SURVEY SKETCH OF: SURVEY FOR SITE PLAN ONLY

SKETCH OF : COMPOSITE SKETCH OF LAND SURVEY, TREE SURVEY, GOPHER TORTOISE SURVEY TOGETHER

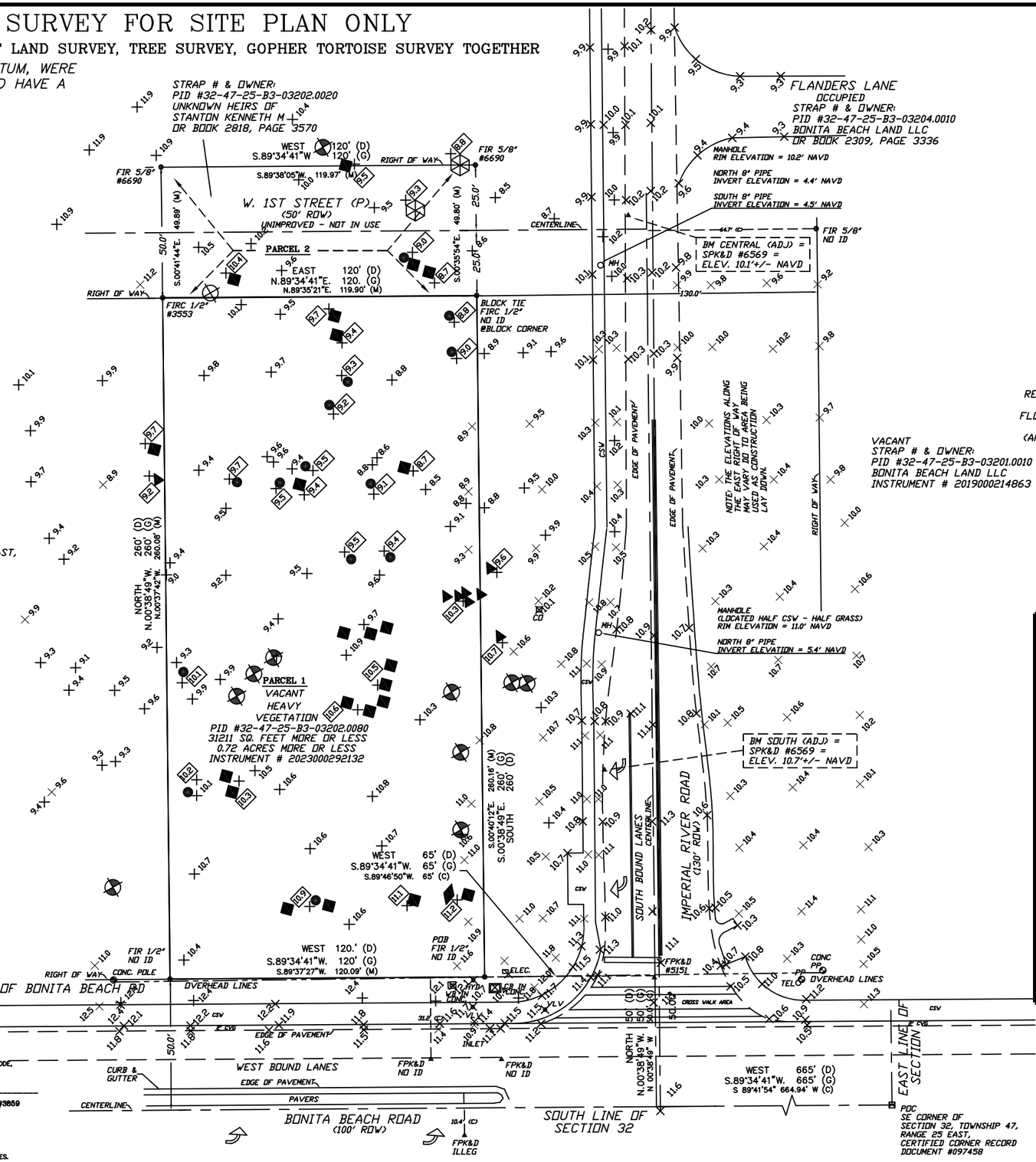
ELEVATIONS SHOWN ARE IN N.A.V.D. DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

NOTE:
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APPROVED BY CLIENT
05/08/2025

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NOTE:
REMOVAL OF SPECIFIC NOTES
APPROVED BY CLIENT
05/08/2025

STREET ADDRESS :
27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA



TREE TABLE

TREES LOCATED PER:
NICK ROACH WITH
FLORIDA WETLAND
CONSULTANTS
(239) 595-1292

= LIVE OAK
= CABBAGE PALMS
= SLASH PINES
= GUMBO LIMBO
= SAND LIVE OAK

TREES DEPICTED HEREON
RECTIFIED FROM TREE SURVEY
BY NICK ROACH WITH
FLORIDA WETLAND CONSULTANTS
(239) 595-1292
(ARE FOR PICTORAL USE ONLY)

10.4 = SPOT ELEVATION IN NAVD DATUM
10.4 = TREE BASE ELEVATIONS
= CURRENT DIRECTION OF DRAINAGE FLOW

NOTE:
ELEVATIONS SHOWN HEREON MAY BE INTERPOLATED

GOPHER TORTOISE TABLE

HOLES LOCATED PER:
OWEN ENVIROMENTAL
CONSULTATING
(239) 994-9007

= ACTIVE TORTOISE HOLES
= INACTIVE TORTOISE HOLES

GOPHER TORTOISE HOLES
DEPICTED HEREON
RECTIFIED FROM TREE SURVEY
BY OWEN ENVIROMENTAL
CONSULTING
(239) 595-1292
(ARE FOR PICTORAL USE ONLY)

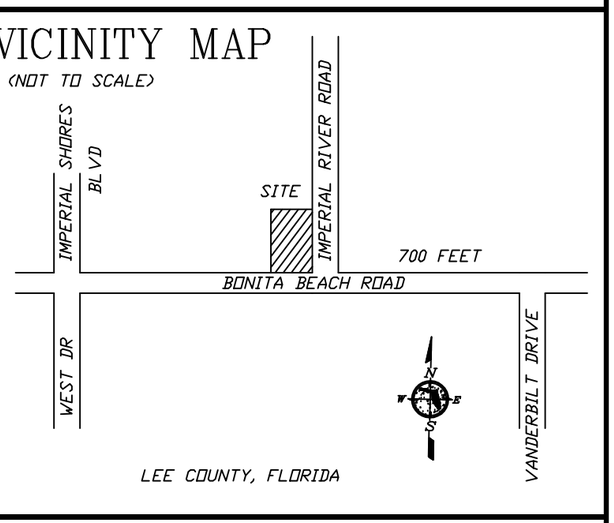
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SCALE 1" = 20'

0 20 40

VICINITY MAP

(NOT TO SCALE)



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GPS= GLOBAL POSITIONING SYSTEM

QUALITY CONTROL
BY : Mary E. Finstad DATE : 8/27/2024

CERTIFICATION :
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BY : NOT SIGNED SURVEY DATE :

CLINTON W. FINSTAD, PE, CFM, PLS #2463 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

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DATE	BY	REVISION
08/22/24	JMS	UPDATE PROPERTY

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS LB-6569
9220 BONITA BEACH ROAD, SUITE 200, BONITA SPRINGS, FLORIDA 34135
239-404-7129 239-590-2725 239-290-2782 239-370-1139
3884 PROGRESS AVE., SUITE 104, NAPLES, FLORIDA 34104

27695 IMPERIAL RIVER ROAD
BONITA SPRINGS, FLORIDA

PROJECT: PARCEL IN 32-47-25
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

TITLE: SURVEY SKETCH FOR SITE PLAN ONLY

SHEET 5 OF 5
W.O. NO. 25-21008
DRN. BY LOU
PAR. CHF. NICK

Telcofacilities Data Center Special Exception

Exhibit IV-F
Narrative Statement

The property owner, Telcofacilities, LLC is proposing to construct a data center in support of their telecommunications fiber optic cable network at 27695 Imperial River Road in Bonita Springs. The site is zoned C-1 Commercial and is within the Beach Zone of the Bonita Beach Road Corridor Overlay. The site is designated General Commercial on the City's Future Land Use Map. The data center has been determined by staff to require Special Exception approval as a Group II Essential Service. The C-1 Zoning District and Beach Zone of the BBR Overlay require special exception approval for a Group II Essential Service. Although the data center use is not specifically mentioned as an Essential Service Group II use in the City's Land Development Code, staff believes this to be the appropriate process to authorize the data center use.

The data center is an office building in which employees will occupy the building and monitor computer servers to ensure that the computer equipment utilized in support of the fiber optic cable network is functioning properly. Typically, there will be fewer than 6 employees on-site daily, and there will be no public or customer visits to the site.

The 19,500+/- square foot two-story building will function as an office building and will be designed to meet the City's architectural and site design standards for commercial uses.

d. Whether there exist changed or changing conditions that make approval of the request appropriate;

Telcofacilities operates fiber optic cable systems for worldwide internet services. The Bonita Springs data center will provide a vital link for telecommunications between North America and South America through a subterranean fiber optic cable network. The Bonita Springs Land Development Code does not specifically address a "data center" and staff has determined that although the building will function as an office building, it is an essential service use; thereby, requiring the Special Exception application. The C-1 zoning category was created by Lee County prior to the advent of the internet. The changing conditions are the rapid advances in communication and technology that are not addressed by the Land Development Code.

e. Whether the request is consistent with the goals, objectives, policies, and intent of the Bonita Plan;

The proposed use is consistent with the goals, objectives and policies of the Bonita Springs Comprehensive Plan. The property is designated General Commercial on the Future Land Use Map. Policy 1.1.14: General Commercial is intended to accommodate general retail, office, light industrial and multi-family dwelling units. The proposed use is an office building and is consistent with the uses authorized for the site by the City of Bonita Springs Comprehensive Plan.

f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use;

Neither the LDC or Comprehensive Plan establish performance or locational standards for the proposed use. The General Commercial Future Land Use Category does establish a maximum floor area ratio of 1.2. The proposed office building is approximately 19,500 square feet and the site is approximately 1.1+/- acres, which equates to an FAR of .4, well within the permitted maximum FAR.

Q. Grady Minor and Associates, LLC
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources;

The applicant has retained the services of an ecologist to evaluate the site. There were no heritage trees observed on the property. The ecologist did identify 3 gopher tortoise burrows located near the western property line. The Florida Fish and Wildlife Commission guidance for small sites supports off-site mitigation as the preferred long-term method to handle gopher tortoise in urban settings. The ecologist has begun the mitigation process with the Florida Fish and Wildlife Commission, and the applicant has entered into a contract with Triple B Ranch LLC as the recipient site for the gopher tortoise mitigation.

h. Whether the request will be compatible with existing or planned uses;

Yes, the proposed data center office use is compatible with existing and planned uses. The site is zoned commercial and was zoned commercial prior to the incorporation of the City of Bonita Springs. The City recognized the commercial nature of the property when they placed the property in the General Commercial Future Land Use Category. The property immediately to the west is vacant but was zoned CPD for a hotel. The property immediately to the north is vacant and zoned TFC-2; however, it is also owned by Telcofacilities, LLC and is not part of the Special Exception request. To the east across Imperial River Road is vacant property which is zoned C-1 and MPD and designated General Commercial on the Future Land Use Map. To the south across Bonita Beach Road is Collier County. The properties are zoned and developed with general commercial land uses.

The site will be developed to standards of the Bonita Springs Land Development Code which will include architectural design standards and landscape buffers.

i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property;

The development of the site as a data center office building will not cause damage, hazard or nuisance to persons or property. The site and building will be constructed to meet all applicable building and zoning requirements. No deviations from the LDC are being requested.

j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use as set forth in LDC Chapter 4.

Yes, the request will be in compliance with all Chapter 4 zoning regulations. No code deviations are required for the use. The Special Exception process does provide staff and the applicant to impose conditions of approval for the project to ensure that the site and facility will function in a manner that is appropriate for the location. A list of draft conditions has been submitted with the Special Exception application. These conditions address building design, use of emergency generators and parking.

JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

Telco Facilities Data Center

(City of Bonita Springs, Florida)

August 14, 2024

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.

4711 7TH AVENUE SW

NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 240614)

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Conclusions

Based upon the findings of this report, it was determined that the proposed Telco Facilities Data Center will not significantly or negatively impact the surrounding (E + C) road network or cause any roadways to operate below the adopted level of service standard. It was determined that the proposed office space will generate a demand of no more than twenty-three (36) peak hour peak directional trips and will not impact the adjacent roads by 2% or more of the road network's adopted level of service capacity. The report determined that the road network has adequate capacity to accommodate the project's traffic. Furthermore, the report finds that Telco Facilities Data Center will not cause any off-site transportation deficiencies that require mitigation.

Although the project will not negatively impact the adjacent road network, the Developer will be required to pay for the project's portion of "consumed" capacity via payment of road impact fees. As set forth by the City of Bonita Springs' Impact Fee Ordinance, the fees are a pro rata assessment towards the funding of area-wide transportation improvements in order to support new growth. The amount of road impact fees paid per type of land use are determined via a "consumption-based impact fee approach", in which new development is charged based upon the proportion of vehicle-miles of travel (VMT) that each unit of new development is expected to consume of a lane mile of roadway network. The cost of consumed lane miles is based upon current roadway construction costs within Lee County. Therefore, the payment of road impact fees is the project's pro rata share of funding transportation improvements that are deemed necessary to support the demands generated by new growth. The fair share road impact fees can be used by the City of Bonita Springs to fund future transportation improvements that are deemed needed to support all existing and future developments that have an impact on the road network.

Concurrency Review

Bonita Beach Road (west of U.S. 41) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. Bonita Beach Road is under the jurisdiction of the Lee County Government and has established the roadway's maximum service volume capacity at 1,920 vph for the 100th highest hour peak direction. As shown on Table 4, Bonita Beach Road will have a future project build-out traffic demand of 1,441 vphpd and a *v/c* ratio of 0.75. Therefore, it has been determined that this project will be consistent with City of Bonita Springs' Concurrency Management Policy.

Site-Related Roadway Improvements

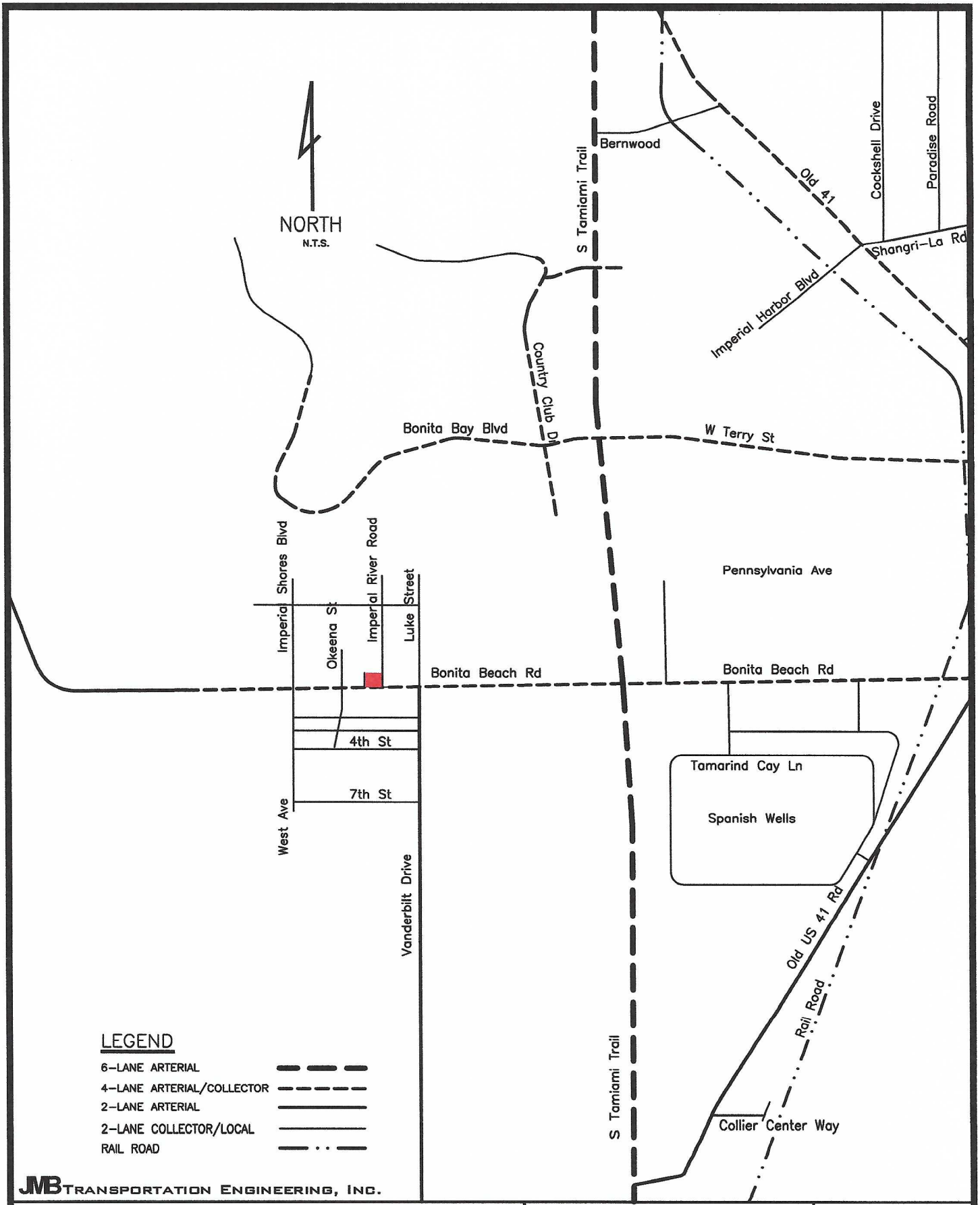
The project will have direct access to Imperial River Road, which is a two-lane local road having a posted speed limit of 30 MPH. Ingress turn lanes at the site's access are not warranted pe the Lee County Turn Lane Policy.

Scope of Project

Telco Facilities Data Center is a proposed office building that will consist of 19,562 square feet of floor space. The site is located on the northwest corner of Imperial River Road and Bonita Beach Road, within the City of Bonita Springs. The project proposes to have one (1) full access on Imperial River Road, which provides full access to Bonita Beach Road. For additional details, refer to the site development plans prepared by Grady Minor.

Table A
Proposed Land Use

Proposed Land Use	Size
Professional Office	19,562 s.f.

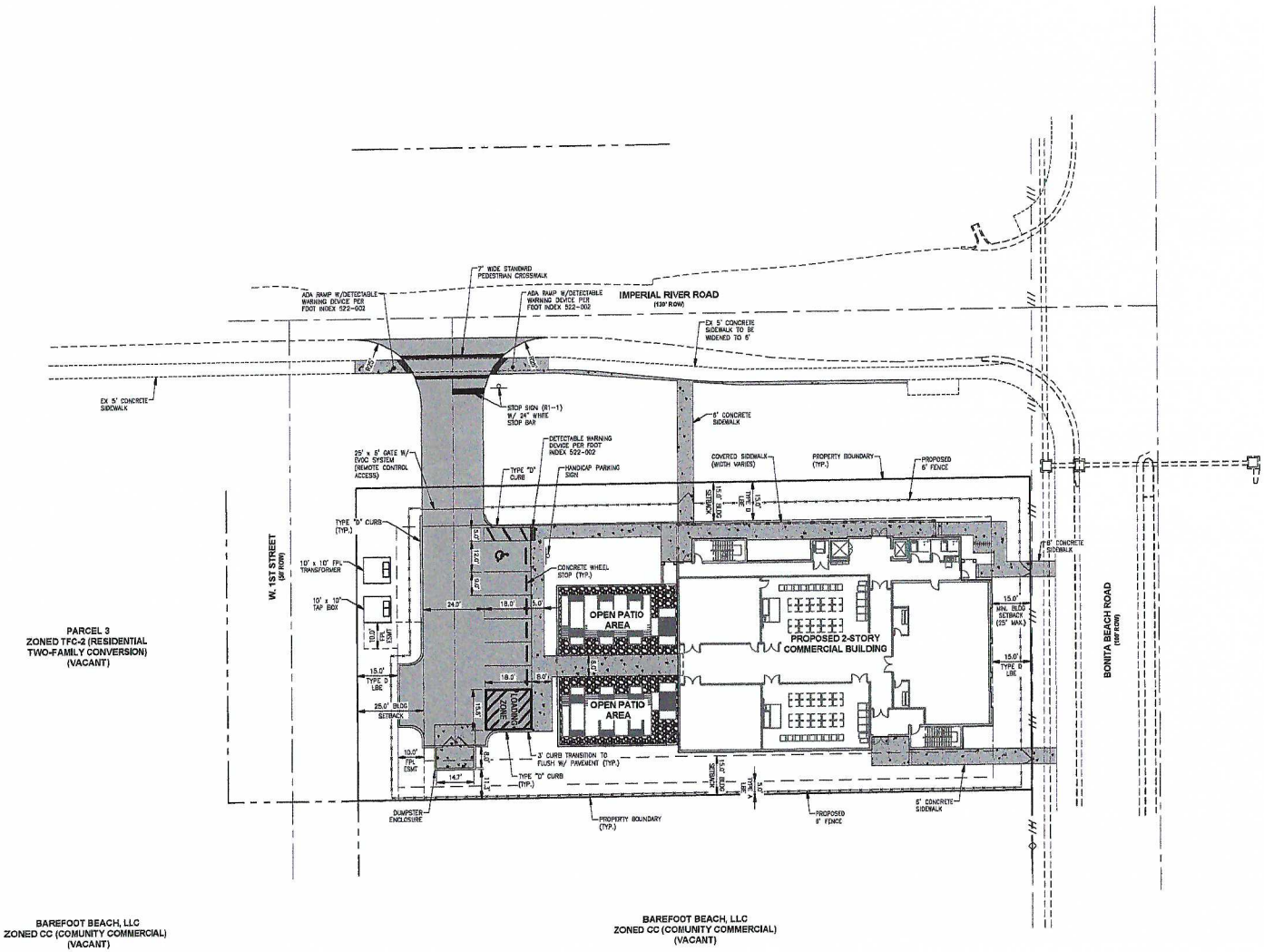


Telco Facilities Data Center

June 27, 2024

Project Location & Roadway Classification

FIGURE 1



3.2

LEGEND

PROP. PAVEMENT

PROP. SIDEWALK-CONCRETE

Revision	Date	Description	By

DESIGNED BY: D.M.S.
DRAWN BY: S.M.P.
APPROVED: F.J.F.
JOB CODE: TBBROD
SCALE: 1" = 20'

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. EB 0005154 Cert. of Auth. LB 0005161

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Business LC 26000266

TELCOFACILITIES DATA CENTER

SITE, SIGNING AND PAVEMENT MARKING PLAN

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+)1.211

FRANCIS JOSEPH FEENEY, P.E.
FLORIDA P.E. LICENSE NO. 84696

MUNICIPALITY: LEE
SEC/TWNSHP/RNG 32/47S/25E
DATE: MAY 2024
SUBMITTAL TYPE: DO
SHEET 5 OF 16

G:\ENGINEERING\PROJ-ENG\1_TBBROD\CIVIL\DRWGS\SUBMITTAL TYPE\DO\TBBROD-SP.DWG 5/7/2024 7:56 AM

Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use code General Office Building (LUC 710) was the most appropriate in estimating the proposed land use's trips. Trip generation computations are shown in Table 1 and summarized below in Table B.

Table B
Proposed Land Use Trips

Land Use	Daily (ADT)	AM Peak Hour (vph)	PM Peak Hour (vph)
Professional Office	**281**	**41**	**43**

TABLE 1

TRIP GENERATION COMPUTATIONS

Telco Facilities Data Center

Land Use Code	Land Use Description	Build Schedule
710	**General Office Building**	19,562 s.f.
712	*Small Office Building*	*19,562 s.f.*

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 710	Daily Traffic (ADT) =	Ln(T) = 0.87Ln(X)+3.05 =	**281 ADT**	
	AM Peak Hour (vph) =	Ln(T) = 0.86Ln(X)+ 1.16 =	**41 vph**	36 / 5 vph
		88% Enter/ 12% Exit =		
	PM Peak Hour (vph) =	Ln(T) = 0.83Ln(X)+1.29 =	**43 vph**	7 / 36 vph
		17% Enter/ 83% Exit =		
**********				
LUC 712	*Daily Traffic (ADT) =*	*T= 14.39(X) =*	*281 ADT*	
	AM Peak Hour (vph) =	*T= 1.67(X) =*	*33 vph*	*27 / 6 vph*
		82% Enter/ 18% Exit =		
	PM Peak Hour (vph) =	*T= 2.16(X) =*	*42 vph*	*14 / 28 vph*
		34% Enter/ 68% Exit =		

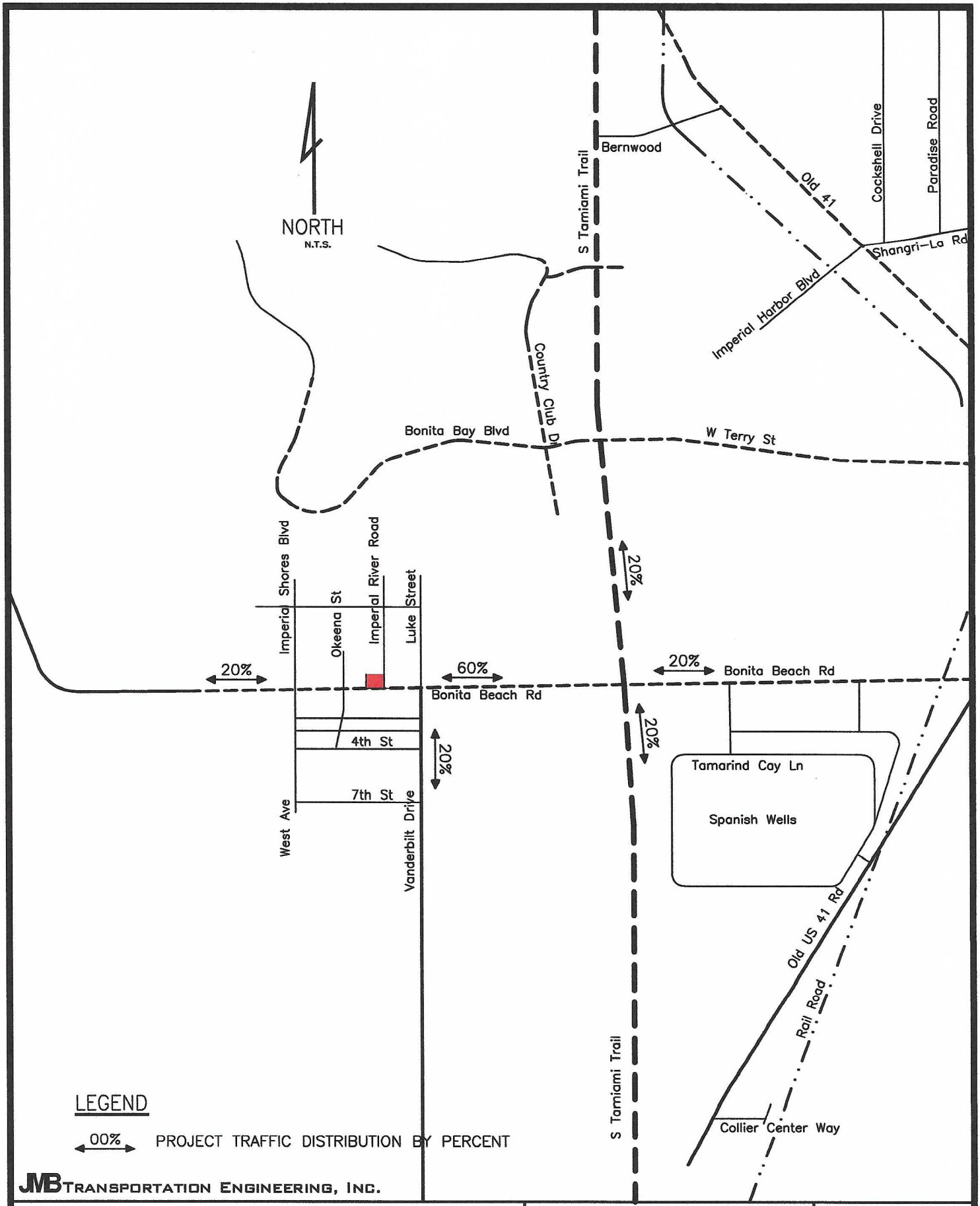
Existing + Committed Roadway Conditions
Figure 1 and Table 2 depict the project's surrounding roadway conditions.

Bonita Beach Road (west of U.S. 41) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. Bonita Beach Road is under the jurisdiction of the Lee County Government and has established the roadway's maximum service volume capacity at 1,920 vph for the 100th highest hour peak direction. The road functions as a primary east/west interconnect that extends through the limits of the City of Bonita Springs area and extends and interconnects to other named roads to the west and northwest to Fort Myers Beach and extends east to I-75 and further east to its terminus beyond Logan Road. Within proximity of the site, the posted speed limit of Bonita Beach Road is 40 MPH.

Imperial River Road is a two-lane local road having a posted speed limit of 30 MPH.

Project Generated Traffic Distribution
The project's net new traffic was distributed to the surrounding road network based upon logical means of ingress/egress, current and future traffic patterns in the area, nearby businesses and residential areas, as well as growth trends for the surrounding areas. Table 2 and Figure 2 provide a detail of the traffic distributions to the adjacent road network. Table 2 also depicts the project traffic assignments by directional volume.

Area of Significant Impact
The project's area of significant impact was determined based upon the City of Bonita Springs' 2%, 2% and 3% criteria (i.e., if the project's traffic is 2% or more of a roadway's adopted level of service capacity, then the project has a significant impact upon that link). Table 2 describes the project traffic distributions and the level of impact on the surrounding roadways. As determined, the project will not significantly impact any roadways. Therefore, only Bonita Beach Road was considered to be impacted by the project.



Telco Facilities Data Center

June 27, 2024

Project-Generated Traffic Distribution

FIGURE 2

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Direction (vphpd) = 36

			Road Class	PK Dir. Serv. Vol. LOS	LOS Service PK Direction Volume (vphpd)	Project Traffic % Dist.	Project Pk Hr PK Dir (vphpd)	Impact Standard	Percent Impact	Significant Impact
Bonita Beach Road	007	W. of Imperial River Road	4LD	E	1920	20%	7	2%	0.38%	NO
	007	W. of Vanderbilt Beach Drive	4LD	E	1920	80%	29	2%	1.50%	NO
	0016	E. of Vanderbilt Beach Drive	4LD	E	1920	60%	22	2%	1.13%	NO
Vanderbilt Drive	0008	S. of Bonita Beach Rd	2LN	E	940	20%	7	2%	0.77%	NO

5.2

2024 thru 2026 Project Build-out Traffic Conditions

In order to establish 2024 thru 2026 project build-out conditions, traffic count data was adjusted for peak season conditions, peak hour conditions, peak hour (K30), peak direction (D Factor), and then an annual growth rate was applied to forecast future volumes. The peak season/peak hour/peak direction volumes, which are depicted on Table 3 were obtained from the City of Bonita Springs 202 Traffic Count Report. The annual growth rate was derived from historical traffic counts also established by the respective source. After the background data was established, the project generated traffic was added to the 2026 traffic volumes. Table 4 provides a summary of the anticipated 2024 thru 2026 traffic conditions. As shown on Table 4, Bonita Beach Road will have a future project build-out traffic demand of 1,441 vphpd and a *v/c* ratio of 0.75. Therefore, it has been determined that this project will be consistent with City of Bonita Springs' Concurrency Management Policy.

TABLE 3
2024 & 2026 ROADWAY LINK VOLUMES

		Station No.	Base yr Traffic Count (ADT)	2024 Traffic Count (ADT)	Years of Growth	Growth Rate	Min. Growth Rate	K Fact	D Fact	2024 Peak Hour PK Direction (vphpd)	2026 Peak Hour PK Direction (vphpd)
Bonita Beach Road	W. of Imperial River Road	007	26800	24200	5	-2.02%	2.00%	11.0%	51.0%	1358	1412
	W. of Vanderbilt Beach Drive	007	26800	24200	5	-2.02%	2.00%	11.0%	51.0%	1358	1412

TABLE 4
2026 ROADWAY LINK VOLUME/CAPACITY ANALYSIS

			2024 Peak Hour PK Direction (vphpd)	LOS	2026 Peak Hour PK Direction Background (vphpd)	2026 Peak Hour PK Direction Background LOS	Project Pk Hr PK Dir (vphpd)	2026 Build-Out Peak Hour PK Dir (vphpd)	Serv. Vol. Pk Hr PK Dir (vphpd)	2026 Build-Out Peak Hour PK Direction v/c Ratio	2026 Build-Out Peak Hour PK Direction LOS
Bonita Beach Road	007	W. of Imperial River Road	1358	C	1412	C	7	1419	1920	0.74	C
	0016	W. of Vanderbilt Beach Drive	1358	C	1412	C	29	1441	1920	0.75	C

6.2

APPENDIX

Support Documents

TABLE 1 2024 TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1224	496	Arroyal Rd N of Bonita Beach Rd	13-Feb-24	N/S	3979	3150	7129	0.90	6400	9%	57%	576	D	42
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	13-Feb-24	E/W	17364	17757	35121	0.90	31600	9%	57%	2844	C	42
0016	7	Bonita Beach Rd E. of Vandebilt Dr	13-Feb-24	E/W	14636	14626	29261	0.90	26300	11%	51%	2893	C	7
1229	221	Bonita Beach Rd East of Arroyal Rd	13-Feb-24	E/W	18745	18121	36866	0.90	33200	9%	57%	2988	C	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	13-Feb-24	E/W	19265	18980	38245	0.90	34400	10%	59%	3440	C	92
1230	N/A	Bonita Beach W of Race Track Rd	13-Feb-24	E/W	23122	20793	43914	0.90	39500	9%	56%	3555	C	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	13-Feb-24	E/W	11094	11091	22185	0.90	20000	11%	51%	2200	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	13-Feb-24	E/W	13412	13496	26908	0.90	24200	11%	51%	2662	C	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	13-Feb-24	N/S	5727	5802	11529	0.90	10400	9%	57%	936	D	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	13-Feb-24	N/S	762	482	1244	0.90	1100	10%	70%	110	C	16
1207	N/A	Dean St E of Lime St	13-Feb-24	E/W	3088	2160	5248	0.90	4700	9%	57%	423	C	42
1208	N/A	Dean St W of Matheson Ave	13-Feb-24	E/W	2708	1546	4254	0.90	3800	9%	57%	342	C	42
1205	N/A	E Terry St E of I-75	13-Feb-24	E/W	6933	6988	13921	0.90	12500	9%	57%	1125	D	42
1211	271	E Terry St E of Old 41 Rd	2-Apr-24	E/W	8057	8839	16896	0.90	15200	9%	57%	1368	C	42
1203	N/A	E Terry St W of Bonita Grande Dr	13-Feb-24	E/W	4998	4984	9982	0.90	9000	9%	57%	810	D	42
0013**	N/A	Estero Blvd N. of Hickory Blvd	13-Feb-24	N/S	4880	5528	10408	0.90	9400	9%	54%	846	C	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	13-Feb-24	N/S	4545	5095	9640	0.90	8700	9%	54%	783	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	13-Feb-24	N/S	4652	5242	9894	0.90	8900	9%	54%	801	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	13-Feb-24	N/S	16183	14684	30867	0.90	27800	14%	62%	3892	F	63
1226	N/A	Imperial Pkwy N/O Shangri-LA	13-Feb-24	N/S	12286	11560	23846	0.90	21500	14%	62%	3010	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	13-Feb-24	N/S	14988	13353	28340	0.90	25500	14%	62%	3570	F	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	13-Feb-24	N/S	13188	11902	25090	0.90	22600	14%	62%	3164	C	63
1209	N/A	Matheson Ave N of Dean St	13-Feb-24	N/S	1431	1283	2714	0.90	2400	9%	57%	216	C	42

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TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County													
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23	Feb-24
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300	6200	6800	6000	6400
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300	31000	32000	32400	31600
0016	0007	Bonita Beach Rd E. of Vandebilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800	30200	23900	26300
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500	32500	34000	34100	33200
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900	33000	35600	35200	34400
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600	40200	47000	43200	39500
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900	20400	23500	14300	20000
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600	25400	29300	20100	24200
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5300	5600	6100	5500	6200	6600	6300	7200	7900	9100	9100	10400	10200	10400
1213	N/A	Cockleshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	1600	2200	2000	2100	1900	1100
1207	N/A	Dean St E of Lime St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500	3600	4100	4600	4700
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2100	2600	2600	2800	3300	3700	3800
1205	N/A	E Terry St E of I-75	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200	10200	12200	12900	12500
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700	14300	16800	16800	15200
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	5700	6900	7900	7300	8900	9000	9000
0013**	N/A	Estero Blvd N. of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600	9500	11000	7600	9400
0015**	N/A	Estero Blvd N. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700	9100	10100	7100	8700
0014**	N/A	Estero Blvd S. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100	8900	10400	7100	8900
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000	23400	26500	26200	27800
1226	N/A	Imperial Pkwy N/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15900	15300	15700	19900	18500	16600	20500	21400	21500
0004	N/A	Imperial Pkwy S. of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100	21400	24500	25700	25500
1227	N/A	Imperial Pkwy S/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000	18000	21600	22600	22600
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000	2100	2100	2300	2400
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5900	5700	5600	6600	6600	6000	6800	7300	6800
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200	17600	17500	17600	18900	19300	18400
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400	12900	13600	13900	13500
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000	11900	22000	20100	23100	22100	21400
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200	13700	15000	15100	14800
1228	N/A	Old 41 S/O Bernwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300	15500	16900	16900	17500
0002	N/A	Paradise Rd N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600	3500	3600	3800	5700
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100	3600	3700	3500
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	4400	3400	3300	4300	4800	5900	4100	5100	5000	4600
0003	N/A	Tropical Acers Dr N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	500	600	400	600	700
1212	N/A	Shangri-La Rd E of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	5600	6300	7100	7500	6600	7200	6700	7700

A2

Telcofacilities Data Center Special Exception
November 21, 2024 Neighborhood Meeting Summary and Transcript

SUMMARY:

Attached is a transcript of the November 21, 2024 neighborhood meeting hosted by Wayne Arnold from Q. Grady Minor and Associates, and a brief summary of the meeting, which was attended by approximately 6 people, is provided below.

Wayne explained that the purpose of the meeting was to discuss the Special Exception application that will be filed with the City. Wayne introduced the team members involved in the project and provided a PowerPoint overview of the project. The site is located at the northwest corner of Bonita Beach Road and Imperial River Road and is currently undeveloped and zoned C-1 Commercial within the Beach Zone of the Bonita Beach Road Corridor Overlay. The project is requesting to construct a a 19,500 +/- Square foot data center in support of telecommunications fiber optic cable network on the 1.1-acre site. Wayne explained that the project is in compliance with the city's comprehensive plan. Wayne outlined the specific request and presented the proposed conceptual site plan, identifying the location of the proposed access point onto Imperial River Road. Conceptual building elevations were also presented. Wayne concluded the presentation by providing the attendees with information on the future project schedule and links to the project information and PowerPoint presentation.

Wayne opened the meeting to questions from the public. Questions regarding traffic, noise, and impacts to home values were asked. Wayne addressed the questions and re-affirmed that the data center would have minimal traffic and noise impacts because the building function does not bring customers or the public to the facility. He also confirmed that the building will meet all architectural design elements required by the LDC. Wayne mentioned that the Special Exception process allows staff and the applicant to include conditions of approval that can address issues related to noise impacts, lighting, generator use and similar items. Wayne indicated that a second information meeting would be conducted after staff review of the application and deems it sufficient, at which time additional information would be shared with the public.

TRANSCRIPT:

Wayne Arnold:	00:00	Let's get started. Okay, well good evening everybody. My name is Wayne Arnold and I'm a planner with Grady Miner & Associates. This is Sharon Umpenhour who sent out the mail notices for the meeting, and we have Yesid Sanchez and Anna Marie Beebe from Teleco Communications. And we have a short presentation for you tonight to talk about their special exception application. So, just to describe the process a little bit, the city of Bonita is unique. They require us to hold an informational meeting before we're allowed to even submit an application to them for review, so nothing has been submitted to the city of Bonita yet. It's our intent to hold this meeting and then shortly thereafter make an application for essential service special exception. And a special exception, it's an approval process that doesn't change the zoning of the property, but it allows certain uses that need to have a little bit of additional review in typically something that they might condition the approval of.
	01:03	So for instance, on a special exception, we likely, when approved by council, they'll approve it with a set of conditions and this could be things that address lighting or hours of operation and things like that. So it gives them the opportunity to condition an approval and it ties it then back to a site plan that we're going to share with you, etc. So the property, it's about an acre of land. It's located right at the intersection of Imperial River Road and Bonita Beach Road.
	01:34	I'm assuming that most of you all are neighbors to the immediate area, so you're very familiar with it. So the property is zoned commercial today. It's zoned C-1, which allows for a variety of office and commercial uses. We started talking to the city of Bonita probably nine or 10 months ago and they told us we were permitted as an office building. And then other staff members got involved and they said, "Well, because you're tied to this telecommunications infrastructure project that maybe we should call you a special exception because then it's a utility type use," which we said, "We really want to know which way to go because we're anxious to get this project started."
	02:18	So, Yesid's company is a large global telecommunications company and there's going to be a fiber optic telecommunications network installed in Bonita Springs. And this location is where the building will be that will be the data center. And the data center will house the computers and the servers that take all the data and distribute it through the fiber

optic center. So it's not truly an office building in the sorts that, like Sharon and I work in our office building, we have a bunch of employees and sometimes customers. This is intended to be a facility for a handful of their employees who will manage the servers and make sure that all the communications equipment working, but it's not a place where any customer or the general public will come for services. So it's a low number of employees and a low traffic volume that's associated with it.

03:11 So we are zoned commercial. We're also in the Bonita Beach Road general future land use category for general commercial. And we're also in the Bonita Beach Road commercial overlay. So it's a little unique that we're coming through this process when we already have commercial zoning to support office type uses, but we're complying with what the city asked us to do, and we're hoping to get through this process in the next several months.

Speaker 2: 03:35 That top parcel is not part of the-

Wayne Arnold: 03:38 Oh yeah, just let me point out. So the parcel that's in question is this. Yesid's company also acquired this parcel from the same owner. It's not part of our application. That's going to remain a vacant parcel. This piece is odd. It's a leftover right-of-way that's apparently now owned by the folks that intended to develop a hotel on this parcel. So we originally thought it was going to be a right-of-way that we could access, but it is a deeded parcel to somebody that lives out of state, and we're trying to track down information on access through it didn't make sense, so we decided to just go ahead and access directly to Imperial River Roads sort of in that location. So again, we're zoned commercial, but we're asking for a special exception to be this utility related to our fiber optic network. So here's a conceptual site plan, and north is to your left.

04:36 So Bonita Beach Road is here. Imperial River Road is here. So this is the building. It's about just under 20,000 square feet, two-story building. Access is going to be off Imperial River Road. You can see the few numbered of parking spaces that we have. We're showing two, four, six parking spaces, plus a small loading zone. And this area is considered an open patio courtyard and there are going to be some generators there that will be for emergency use because the data servers have to work continuously, so there will be emergency generators inside this enclosed courtyard that would be there for emergency use.

05:22 And we've talked to staff about that. It's very likely they will impose a condition on us for testing schedules related to those emergency generators, and that those can only be operational when there's clearly a power outage in the vicinity. It won't be something for general daily use. Here's the site plan on an aerial photograph. You can see here's the additional piece of property that's not related to us. Here's that right-of-way I referred to. And then this is [inaudible 00:05:50] Hotel, obviously has not commenced with construction yet.

05:56 Here's a couple of renderings that have been prepared. You can see this is the side facing the northeast. This is that generator courtyard that I referred to, so you can see it's enclosed on three sides. It's open to the sky. We will meet all the requirements, as you can see, to look like an office building. And the city, we've had conversations with the city architects and Sam Venson and talked to him about complying with this code. So we can't ask for any deviations from the code as part of this process. So we have to comply with all landscaping, all architecture, all the parking standards, etc. So we will be reviewed as if we're in office building and comply as if we're in office building.

06:39 So in a nutshell, that's where we are. The process, as I said, we don't have any hearing dates established, but we will have a zoning board hearing. We'll also have a city council hearing. We'll be required to hold a second informational meeting with you once we get through the gauntlet of staff reviews, because some of this could change based on their staff reviews and comments. At that point, we'll probably have a working list of conditions that staff is asking us to adhere to, and we can share those with you. We don't have that yet. That's something that's generated in communications with us and staff. But typically this process, we've handled several special exceptions over the years and it's probably a six to eight month review process to get back to you for neighborhood information meeting. Obviously our clients would like that process to go quicker, but just the back and forth with the city is typically a 45-day plus or minus review for the first couple of times through the process.

07:39 So that takes several months just to get there. And then there's a window of notice to advertise for this next meeting, which they call a post-sufficiency meeting. So once we're deemed sufficient, we hold that meeting. And then after, that they set a hearing date for the zoning board, and then there's a time sequence between zoning board and city council. So the time just adds up in that manner. But we will probably, after we gain

		the benefit of first reviews from staff, submit a concurrent local development order, which are the engineering drawings that the city reviews. They'll look at all the engineering details, the water and sewer connections and grading on the site, and we'll have details for the water management design and things of that nature at that point.
	08:20	So we'll have a lot more information in several months to share with you. One of the things that we do, Sharon manages our planning website and we've got contact information on here for Sharon, so phone numbers there. And if you look at the QR code that's up in the upper right-hand corner, we have a QR code that takes you to our website. And Sharon, once we make the submittal to the city, it'll be a live application information. And we update that. As soon as we get information to the city, our information gets updated as well. So you can stay plugged in and monitor this, if you're interested, through the process or contacting Sharon or myself, we'll be happy to get you additional information, or if you've got other questions, we'll get information to you as we can from our clients. So that's kind of in a nutshell, that's what we're attempting to do. And if you could have some questions, we'll do our best to give you some answers. Like I said, this is pretty preliminary for everybody, but this is the process we have. So yes, sir.
Speaker 3:	09:21	So will there be improvements to Imperial River Road?
Wayne Arnold:	09:26	I don't think we know that yet, what improvements there may be. We're proposing obviously our access point to that. So there'd be some improvements and probably a sidewalk along our frontage, I believe, is what the city will require.
Anna Marie Beebe:	09:43	No, the requirement is to have-
Wayne Arnold:	09:44	Anna Marie, can you speak into the microphone just so we can pick that up for the recording?
Anna Marie Beebe:	09:47	The requirement is to have six-foot-wide sidewalk. Currently, they have five. So yeah, we will provide the difference in the width. They also have another urban improvement on Bonita Beach, which is also planned to be there. Also, we'll be providing bike racks and things like that. We're following their own regulations and we try to comply with everything.
Wayne Arnold:	10:21	Yeah. So one of the things, because we're in this Bonita Beach Road corridor, it's considered the beach area, they do have requirements for some pedestrian connection points, and as

		Anna Marie said, bicycle racks and things. Not that people are coming there to the facility, but it's just part of the code, it's part of their beautification efforts and connectivity. So if you're at least walking or riding along Bonita Beach Road, then you've got a place to at least probably sit on a bench and park your bike and that kind of thing. Anybody else?
Speaker 5:	10:49	Yeah.
Wayne Arnold:	10:49	Yes, ma'am?
Speaker 5:	10:49	So what is going be in this building? What's in the building?
Wayne Arnold:	10:58	So inside the building will be a series of... It's hard to read on that one, let me go back to the other one. So in the office building itself, it's going to be a two-story building and part of it's going to be designed to look like just any other office building. There'll be cubicles and some office areas for the few employees, and if they have to have people come over and work on machinery and things, they'll have access for that. And-
Speaker 5:	11:20	What kind of machinery?
Wayne Arnold:	11:22	Computer servers, just like data servers where they store data on computers.
Anna Marie Beebe:	11:25	So for you to understand, imagine it's pretty much like a cloud. When you are saving everything in a cloud, it's as if there are servers. So they are just racks like computer racks. And so the second floor is a combination between the office area and these servers. It has to be monitorized daily. And the first floor has all the electrical components of those servers.
Wayne Arnold:	12:00	So for instance, our office building, we have a server room. It's minuscule compared to what the data needs they have to take this fiber optic network and store data from it and receive data and then distribute it. So it is just large computer equipment. You can go in these rooms, air-conditioned rooms. It has to be air-conditioned to keep the temperature down so that the mechanical equipment-
Speaker 5:	12:25	Well, so how are you guys going to cool these computers? With electricity, right?
Wayne Arnold:	12:28	Yes ma'am. It'll have typical air-conditioning units just like any other office building would have.

Speaker 5:	12:35	Is it going to cause any pollution type?
Wayne Arnold:	12:40	I can't imagine. If that were going to be our office building, we would have two or three air-conditioning units to service our building, and it's just like your home. I don't think you associate pollution with your air-conditioning unit that you're operating.
Speaker 5:	12:54	What about the backup generators? Are they going to be like revised to make sure that they work properly?
Anna Marie Beebe:	13:04	The service, you mean considering the service?
Speaker 5:	13:06	Yeah.
Anna Marie Beebe:	13:06	The service is once a week, only from half an hour, and the generator is enclosed in an insulation, so it's going to-
Speaker 5:	13:19	Is that going to be noisy?
Wayne Arnold:	13:20	There'll be some manufacturing standards. They come built in with noise attenuation. And then the courtyard that we have, as you saw in the renderings, it's open air because you need ventilation for any generator. Like you and I had, our home generator, it has to be ventilated, but again, these are for emergency access, so when the power goes out in Bonita Springs, they're going to be operating the generators.
Anna Marie Beebe:	13:45	So that will be obviously with the process of in an emergency, but in the meantime, it's only-
Speaker 5:	13:49	Half an hour every week?
Anna Marie Beebe:	13:50	... half an hour of coming on, make sure that he works and turn it off.
Wayne Arnold:	13:53	And that's one of the things the staff told us they'd like to work on as a condition, a testing protocol. It probably doesn't make sense to try to test these at 3:00 in the morning, and we wouldn't want to do that to the neighbors and obviously you wouldn't want to do that to your neighbors. So we will figure out a testing protocol. And like I said, when we come back for our second meeting with you, I think we'll have probably a good solid working draft of what this kind of operational conditions may be that staff is looking for us to adhere to.
Speaker 5:	14:22	How many computers are you guys going to have?

Wayne Arnold:	14:23	Anne Maria, do you have any idea?
Anna Marie Beebe:	14:23	Lots.
Yesid Sanchez:	14:23	It's going to be like 100 racks and 500 computers maybe.
Speaker 5:	14:23	100?
Yesid Sanchez:	14:23	500.
Anna Marie Beebe:	14:23	500.
Speaker 5:	14:23	500?
Speaker 7:	14:23	How many generators? [inaudible 00:14:40].
Anna Marie Beebe:	14:45	We're showing six, but actually they are the architects.
Speaker 5:	14:45	We need to get this-
Anna Marie Beebe:	14:46	We already reduced the amount of equipment and servers, so we're reducing it to two generators. One is emergency, I mean as a backup.
Sharon Umpenhour:	15:05	Can you talk into the microphone, please? I have to record it.
Speaker 7:	15:05	How big they are? How big are the generators?
Wayne Arnold:	15:06	I don't know that we know that standard. We can certainly get some additional data for you, if you'd like to leave us your contact information. We'll make sure we get you some information.
Speaker 7:	15:14	Is the fiber optic cable underground?
Wayne Arnold:	15:15	Yes, it is.
Speaker 7:	15:21	Is there satellite dishes above the building?
Yesid Sanchez:	15:22	No, no, no.
Wayne Arnold:	15:22	No. The connection-
Anna Marie Beebe:	15:26	The only thing that is having in the roof are the air conditioners, like every other office.

Speaker 5:	15:27	And the fiber optic cables are going to be underground?
Yesid Sanchez:	15:27	The fiber is going to be underground.
Wayne Arnold:	15:27	So the cable network-
Anna Marie Beebe:	15:33	Underground and goes straight to inside of the office.
Wayne Arnold:	15:39	The cable network is intended to be instructed in the Bonita Beach right-of-way, just as any other utility line is. There's water fiber optic.
Yesid Sanchez:	15:44	The cables is underground.
Speaker 5:	15:49	Then why are you guys building it here when there's hurricanes here? Aren't you guys concerned about-
Wayne Arnold:	15:53	Well, Yesid's firm, they're based in Miami, it's an international company, these data connect us to South America, Central America, all over the world are connected to these fiber optic networks.
Anna Marie Beebe:	16:10	It's the same thing you have Comcast or you have telecommunication. It's pretty much the same. They also use the same facility, fiber optic cable.
Speaker 5:	16:12	Right, but it's so close to the ocean and everything.
Anna Marie Beebe:	16:12	That's the idea.
Speaker 5:	16:12	That's the idea?
Yesid Sanchez:	16:12	They have to be.
Anna Marie Beebe:	16:12	Precisely. [inaudible 00:16:27].
Yesid Sanchez:	16:12	Right.
Speaker 8:	16:33	I have a question. I think I'm your closest neighbor.
Anna Marie Beebe:	16:34	All right.
Speaker 8:	16:34	I literally live across the street. Okay? Really, I'm the closest. Yeah, that's me. That little one on the right there, that's me. The one on the left here.
Anna Marie Beebe:	16:34	Oh, okay.

Yesid Sanchez:	16:34	Oh, okay. Okay.
Speaker 8:	16:34	That one. You're going to have this really great fiber optic there. Are we going to be able to get fiber optic service?
Yesid Sanchez:	16:59	No, not right now. Not right now.
Wayne Arnold:	17:05	And just for the record, the question is are they be able to get the fiber optic connection, and the answer's not at the moment.
Speaker 8:	17:13	Okay, so it's not like a domestic or-
Yesid Sanchez:	17:14	No, it's not for domestic, it's for companies. And then we'll order-
Speaker 8:	17:17	We're zoned commercial, I think.
Yesid Sanchez:	17:17	We can work it out.
Wayne Arnold:	17:27	All right. Can I just see which one is your property? Do you got that for me?
Speaker 8:	17:28	The closest one.
Wayne Arnold:	17:37	Okay, right. That's what I thought.
Speaker 8:	17:39	I'm the closest. Okay. I guess the other good news I guess I can tell you is we did not have any water in our building [inaudible 00:17:50].
Wayne Arnold:	17:50	That's good to hear.
Anna Marie Beebe:	17:50	In the-
Speaker 8:	17:50	In Ian, we did not flood.
Wayne Arnold:	17:51	And the good news is obviously they're going to build it-
Anna Marie Beebe:	18:00	We're raising it two feet because it's also part of the sub-conditions, so-
Speaker 8:	18:02	Just letting you know, our elevation there just across to the right did not flood.
Anna Marie Beebe:	18:02	Very good.
Wayne Arnold:	18:02	Great. Thank you.

Speaker 9:	18:08	I would just like a little more discussion about the noise, about the air conditioning noise, about the generator noise, about the noise and how you measure it.
Wayne Arnold:	18:20	Well, we're going to be required to be in compliance with the city's noise ordinance. They have a noise ordinance that, I don't know the decibel levels off the top of my head, but any residential structure or commercial structure has to abide by them in their hours where they change and you have to be quiet. So I don't think the air conditioning units themselves or any more noisy than other air conditioning units that run in the neighborhood for any other office.
Anna Marie Beebe:	18:42	The generator will be pretty much what you may be concerned, but like I said, it comes in close. They have their own specifications that the Department of Environmental approves. So if it's on their standards, it should be okay.
Wayne Arnold:	18:59	And the city has standards for these generators as well, because many commercial businesses are now operating off these in almost every newer 7-Eleven, for instance, any convenience store, they have these generators and are required by statute so they can service the community with goods and services. A lot of the restaurants have moved for generators just because they want to get back and open and servicing. So this isn't unusual, but I think the noise associated with them is one, the testing, and it's a short period of time every week. And then during an emergency where if we're all without power, we're going to hear other generators operating in your neighborhood anyway. But we can get you the city's noise standards. I'm sure that there will be some standard the staff wants to condition this approval on to say that we're going to comply with certain decibel levels, and we will have to comply with whatever that standard is. I don't understand. They could say it's 50 decibels at the property line and I really don't know what 50 decibels is compared to 60, but they do have standards like that.
Speaker 9:	20:04	Perfect. And I'm here because I was notified as an owner in the area. Is it not procedure to put signage up like there's going to be a public notification? I've yet to see any signage. That's what I'm wondering.
Wayne Arnold:	20:18	So nothing's been submitted to the city, so there's not even a tracking number associated with it yet. So once we go to the zoning board, we'll be required to put a signage on the site. There'll be one on each frontage and then there'll be an advertisement in the newspaper. And if you've got notified for

		this meeting, you'll get a notice for the zoning board hearing by the city staff. And then likewise for city council.
Sharon Umpenhour:	20:42	Not necessarily.
Wayne Arnold:	20:42	What's that?
Sharon Umpenhour:	20:42	1,000 for the neighborhood meeting? 375 for the public hearing.
Wayne Arnold:	20:46	Okay. So there's difference, the standard that we have to do for the informational meetings.
Speaker 9:	20:54	I think we make it.
Wayne Arnold:	20:54	Good. Well, as our neighbors, we want to be good neighbors and-
Speaker 9:	20:57	Appreciate it.
Wayne Arnold:	20:59	... we're close by, so feel free. Our office is literally two minutes from here, so I'll be happy to get you whatever information you need. If, like I said, if you want us to reach out with any information, just make sure Sharon has an email address or phone number, whatever is the best contact for you. Anything else? Like I said, I like the idea of these meetings but I dislike the fact that don't always have a lot of information to share with you. So it's kind of the downside of hosting these early meetings, but it's the process and it kicks off this, and so we'll be submitting an application soon and get the review started.
Speaker 5:	21:35	Is this project going to happen for sure then, or you guys don't know?
Wayne Arnold:	21:42	Well, it is obviously for city council approval at the end of the day to approve a special exception. I hope and our clients hope that they approve it. It's a good project. It's a necessary communications project. So we think it's good and will come down to what conditions staff and city council makes it appropriate for that location.
Anna Marie Beebe:	22:06	Where do you live?
Speaker 5:	22:08	Close by.
Anna Marie Beebe:	22:08	Close by.

Speaker 5:	22:09	Really, yeah, very close by. Yeah.
Anna Marie Beebe:	22:10	And what is your concern?
Speaker 5:	22:14	Well, first of all, I don't know too much about this business, so that right away. Well, I just like to have it peaceful. We're close to the ocean. We don't want things. It's already traffic is right there and this-
Anna Marie Beebe:	22:32	They have very few-
Yesid Sanchez:	22:37	Employees.
Anna Marie Beebe:	22:38	... employees because it's mostly equipment that they need to-
Wayne Arnold:	22:41	I think in this case, like I said, so it's zoned C-1 commercial and it's in the commercial overlay. So it allows everything from restaurants in the overlay, to office buildings, to medical office, to all kinds of things. Name any you should see along the Bonita Beach Road, that's something that would otherwise be permitted. This one because they determined that we're related to a utility, we thought for months that we were just another office building and then one of the other staff people said, "Well, it's kind of related to this. We think you should maybe go through this extra process."
Anna Marie Beebe:	23:12	The problem is data centers is a new concept, so they're zoning specifically.
Wayne Arnold:	23:16	Right.
Anna Marie Beebe:	23:16	I mean they don't have a classification yet for these type of buildings that they feel comfortable, so they have to really restructure their own-
Speaker 5:	23:26	Do we have a central like this close by, something like this building that you guys are planning to-
Wayne Arnold:	23:33	The closest one-
Anna Marie Beebe:	23:34	Something you can, what, go and see, you mean?
Speaker 5:	23:36	Yeah. Well-
Wayne Arnold:	23:36	The closest one that I know of is down in-
Speaker 2:	23:36	Naples.

Wayne Arnold:	23:38	... Naples across from Coastal Center Mall on US-41. There's an office building, and you wouldn't know it's a data center, but it's the data center that services our business today. And it's in the city of Naples. It's built across from the mall. It's next to the [inaudible 00:23:53] Naples and it's adjacent to a residential community. And it looks like any other office building that you'd see in city limits.
Anna Marie Beebe:	24:00	I have done one in Orlando and it's next to a residential community. I did another one in Jacksonville Beach and another one in Virginia Beach. Everything is close to the water precisely because of the fiber optic.
Wayne Arnold:	24:20	The fiber optic.
Yesid Sanchez:	24:20	Why do you need a special?
Speaker 5:	24:20	Special?
Anna Marie Beebe:	24:26	It's because of what I said, they don't have this category of building in their own zoning regulation because it's a new concept.
Yesid Sanchez:	24:33	It's not utility.
Wayne Arnold:	24:34	That is correct.
Yesid Sanchez:	24:37	You don't supply power or water or-
Wayne Arnold:	24:39	Right. If read the other uses that they would contemplate to be these utilities we're not anything like them. And that's why the city attorney was actually kind of advocating for us. "This is an office building. You may have more computers than a typical office building, but you've got a lot less people and you're still building to all the commercial codes." So we were going on that premise and then a couple staff people said, "Oh, but it is related to this utility, so maybe we ought to err on the side of caution and ask you to go through this special exception process." Well, it doesn't really slow Yesid and this group down because the development order process takes you six months or so anyway, the administrative review of their site plan. So if we submit those concurrently, they don't lose any time on the back end. So we said, "Okay, we'll do it." And it was easier to comply than fight.

Anna Marie Beebe:	25:29	And under the Florida building code, data centers falls under business, which are offices. So it's very clear under the Florida building code.
Wayne Arnold:	25:39	Yeah, we wish we weren't here, but we are. So we're happy to go through the process.
Anna Marie Beebe:	25:45	It's pretty much the aesthetic of the building that you could be concerned because otherwise it's not going to bother you at all, honestly.
Speaker 5:	25:57	How long is it going to take to-
Anna Marie Beebe:	25:57	To build it?
Speaker 5:	25:58	Mm-hmm.
Anna Marie Beebe:	26:01	About a year. Yeah, 12 months.
Speaker 2:	26:04	12 months.
Yesid Sanchez:	26:04	Depends on zoning.
Wayne Arnold:	26:06	Yeah, pretty typical. It's a year of construction once you get the local approvals. But as I said, I know it's a new concept, special exception. We're going through this sort of zoning-related process. But again, the property's commercial and we could be many other commercial uses, so we think we're comparable to any of those uses and probably less impacted because they're going to have a handful of people there at any given time instead of 50 or 60 employees and a bunch of customers. It's just the people managing computer equipment.
Anna Marie Beebe:	26:38	A restaurant in the corner will be more concerned than these type of buildings.
Speaker 7:	26:43	Do you have any study how it's going to affect the residential area real estate?
Wayne Arnold:	26:53	You mean from the standpoint of real estate value?
Speaker 5:	26:56	Someone buying.
Wayne Arnold:	26:58	I don't think it's going to have any impact to you, I mean no more than if an office building or a restaurant got built on that same corner, right?

Anna Marie Beebe:	27:03	Yeah. You have to think that it's an office building without people.
Yesid Sanchez:	27:07	Without people. Pretty much computers.
Wayne Arnold:	27:11	Yeah, like they said.
Speaker 7:	27:13	We'll see.
Wayne Arnold:	27:14	We're using a bunch of old codes that are antiquated and you won't find any references to computers, internet, or anything like that in the codes that we're dealing with. So it's new for everybody. But anyway, I'd like to thank everybody for coming out. Like I said, let us know if you want to be in contact. If not, take down our information. We'll put it back up there if you want to take a photo of that or write it down, whatever you want to do. All right. Thank you, all. Good night, everybody.
Yesid Sanchez:	27:44	Thank you.

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June 9, 2025

Mr. D. Wayne Arnold, AICP
Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

Re: SPE24-118640-BOS, Telcofacilities Special Exception, Sufficiency

Dear Mr. Arnold:

The Zoning Division has reviewed the information provided and supplemented for the above-referenced special exception request. The application has been found sufficient and the following request language is being drafted:

A special exception request to allow a Group II Essential Service Facility (Data Center) on a property located within the Beach Zone of the Bonita Beach Road Corridor Overlay.

Please notify the City in writing if the draft language is acceptable or if modifications are requested by June 23, 2025.

Additionally, please review the below substantive comments.

Pursuant to LDC Sec. 4-28, a post-sufficiency neighborhood meeting shall be held within 30 days of the date of sufficiency. A notice of the meeting shall be provided to the City.

Please note that City of Bonita Springs Ordinance No. 22-03 (attached) has updated the public noticing requirements, where it is now the responsibility of the Applicant to send notices to the surrounding property owners of the hearing dates. These notices are required and are no longer a courtesy. A copy of the notice to be mailed will be provided by Staff to the Applicant, but it remains the Applicant's responsibility to mail the notices in accordance with the adopted regulations. Please review Ordinance No. 22-03 for additional information.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon

Mike Fiigon, II
Senior Planner

Copy:
Brent Spain, Theriaque & Spain
Derek Rooney, City Attorney
John Dulmer, Director of Community Development
Jacqueline Genson, AICP, Planning and Zoning Manager
Jay Sweet, AICP, PSM, City Surveyor
Laura Gibson, Senior Environmental Specialist
Sean Gibbons, Bike-Ped Coordinator
Stuart Smith, Development Engineer
Tom Ross, Transportation Engineer
Joel Langaney, Public Works
Sam Vincent, City Architect
Jospeh Sarracino, Lee County Community Development
Cynthia Vargas, Administrative Assistant
SPE Files

BONITA SPRINGS Environmental

Substantive Comments

1. All landscape buffers will be required to be planted with a minimum of 50% native scrub species endemic to this area. Native scrub plants such as Spanish bayonet, sweet acacia, and tallowwood/Hog-plum can supplement security to the property.

2. All vegetation, particularly Florida slash pines, on the adjacent property shall be protected during construction per the requirements found in LDC Sec. 7-237 unless/until approved for removal.

Please contact: Laura Gibson, Environmental Specialist
Phone: 239.444.6142
E-mail: lgibson@cityofbonitaspringscd.org

BONITA SPRINGS Bike-Ped

Substantive Comments

1. The Applicant shall coordinate with the Lee County Department of Transportation (LCDOT) for any/all work within county-maintained rights-of-way for any additional/separate permitting, design requirements, and inspections.

2. The Applicant shall coordinate with the City of Bonita Springs Public Works Department for any/all work impacting city-maintained rights-of-way for any additional/separate permitting, design requirements, and inspections.

3. At time of local development order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet the intent of the design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Bicycle Long Range Pedestrian Master Plan, and the Bonita Beach Road Corridor Design Standards, as applicable; and all pertinent design standards, except as otherwise required by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).

Please contact: Sean Gibbons, Landscape Compliance & Bike-Ped Coordinator
Phone: 239.444.6176
Email: sgibbons@cityofbonitaspringscd.org

BONITA SPRINGS Architecture

Sufficiency Comments

1. Additional review to be required at time of local development order.

Please contact: Sam Vincent, City Architect
Phone: 239.963.6693
Email: sam@vincentarchitects.com

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GANNETT

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AFFIDAVIT OF PUBLICATION

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06/13/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
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Notary Public
State of Wisconsin

NOTICE OF NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC), a Neighborhood Meeting will be held **July 7, 2025, 5:30 p.m**. at **Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135**. The Neighborhood Meeting will provide general information regarding a proposed Special Exception application **(SPE24-118640-BOS, Telcofacilities Data Center Special Exception)** to allow an Essential Service Facility, Group II in the C-1 Commercial Zoning District. The C-1 zoning district permits a list of commercial uses. The Essential Service Facility will be a Data Center/Office to support a Fiber Optic Tele-Communications Cable Network. The subject 0.72 acre property (STRAP Number 32-47-25-B3-03202.0080) is located at 27695 Imperial River Road in Section 32, Township 47 South, Range 25 East, Bonita Springs, Florida. If you have questions contact Sharon Umpenhour with Q. Grady Minor and Associates, LLC, 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradyminor.com or phone: 239-947-1144, Extension 4249. Project information is posted online at www.gradyminor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing. The purpose of a neighborhood meeting is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible.

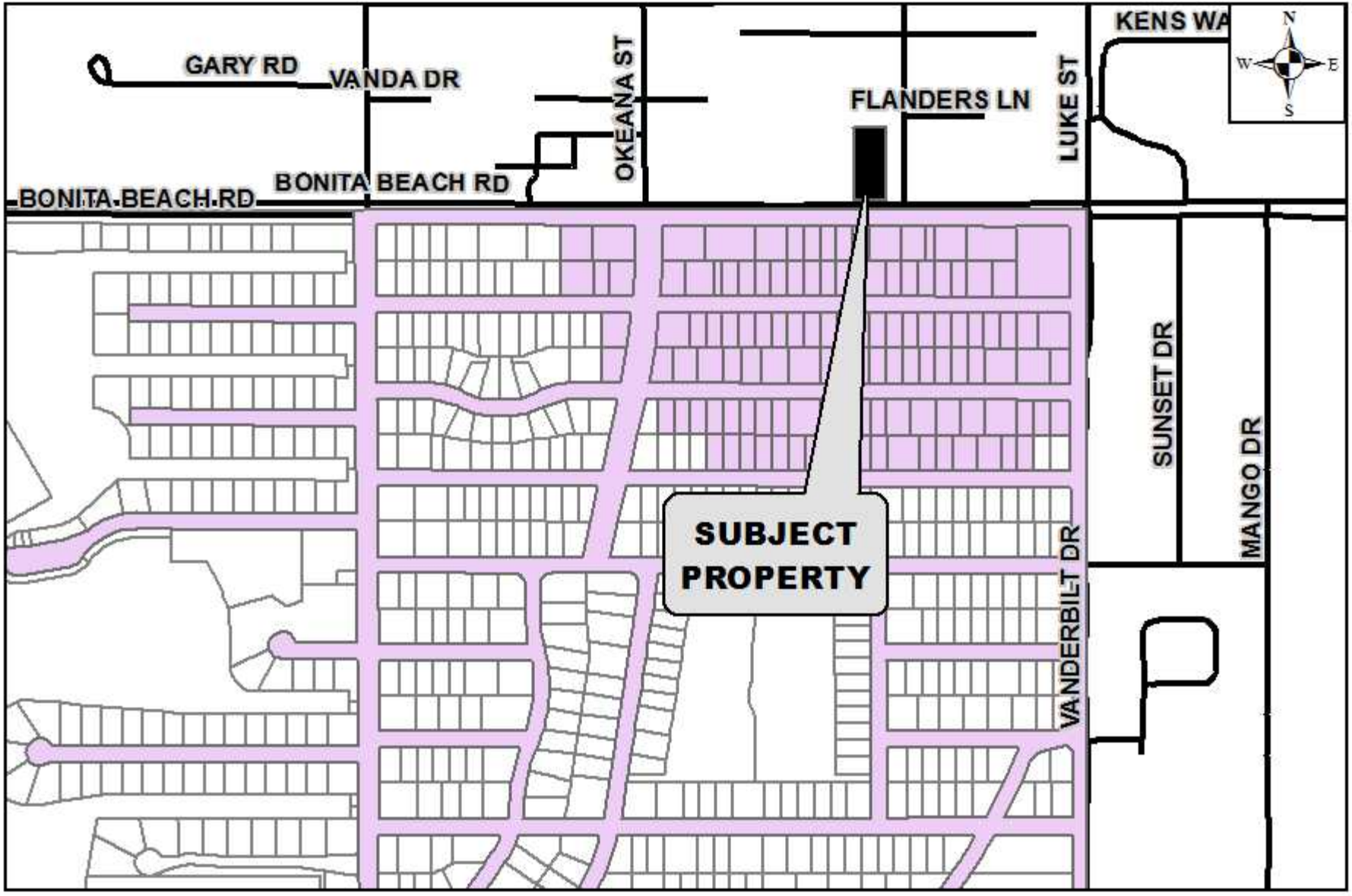
June 13 2025

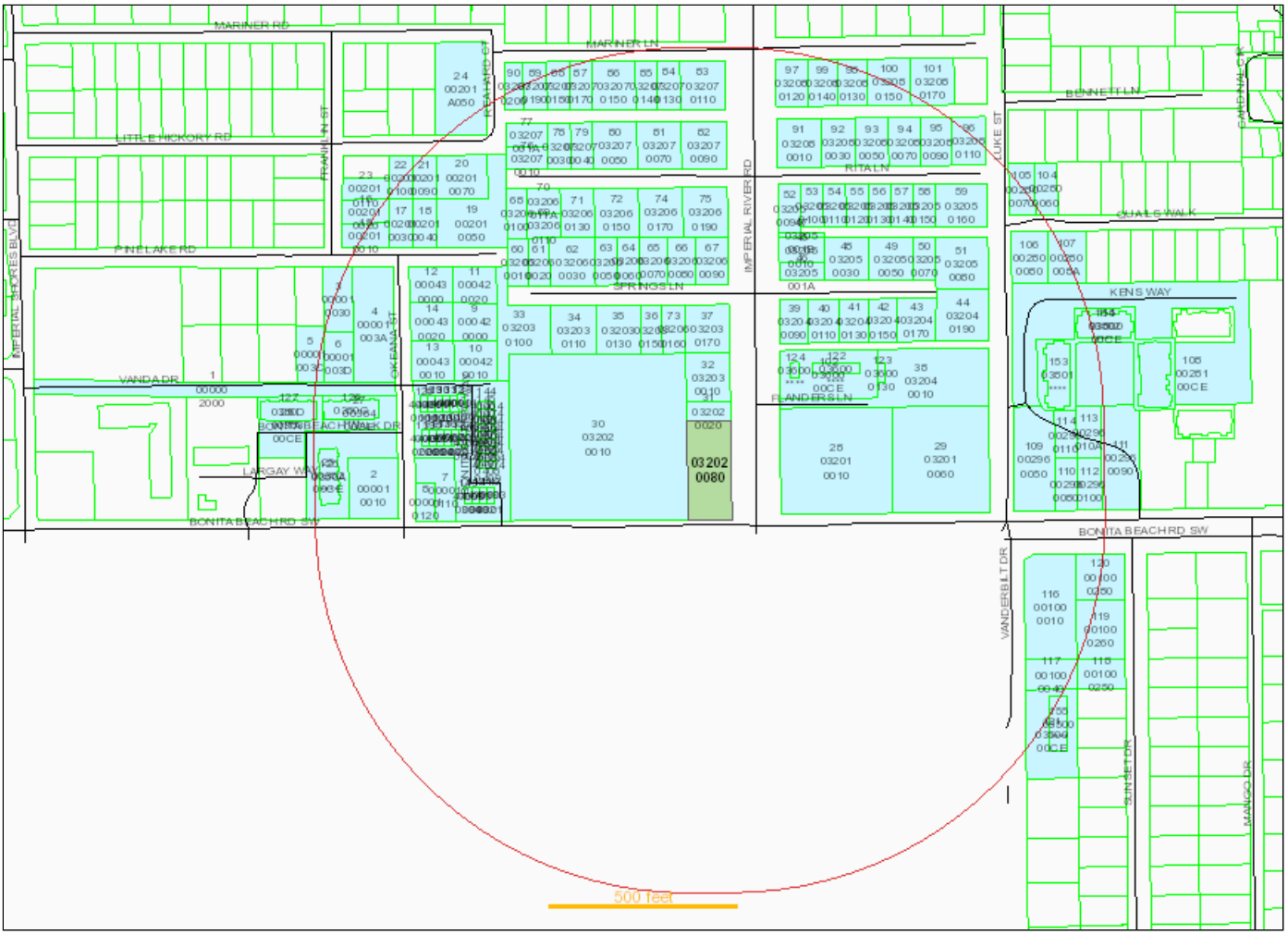
LSAR0312621

PARCELID	NAME1	NAME2	NAME3	NAME4	NAME5	COUNTRY	CITY	STATE	FOREIGNMAILCODE
24471480002	DJB & SONS INC	1918 IMPERIAL GOLF COURSE BLVD				USA	NAPLES	FL	34110
24470640005	R P K ENTERPRISES OF	BONITA INC	11100 BONITA BEACH RD	OAK CREEK CROSSING #108-C		USA	BONITA SPRINGS	FL	34135
24470600003	LIGHTHOUSE SQUARE ENTERPRISES	OF BONITA INC	11100 BONITA BEACH RD	OAK CREEK CROSSING #108-C		USA	BONITA SPRINGS	FL	34135
24470560004	LIGHTHOUSE SQUARE ENTERPRISES	OF BONITA INC	11100 BONITA BEACH RD	OAK CREEK CROSSING #108-C		USA	BONITA SPRINGS	FL	34135
24470520002	PUOPOLO, DAVID F=& MARY F	27772 KINGS KEW				USA	BONITA SPRINGS	FL	34134
24470480003	PUOPOLO, DAVID F=& MARY F	27772 KINGS KEW				USA	BONITA SPRINGS	FL	34134
24470440001	BICKEL ET UX, GARY E	27588 BAYVIEW DR				USA	BONITA SPRINGS	FL	34134
24470400009	BICKEL ET UX, GARY E	27588 BAYVIEW DR				USA	BONITA SPRINGS	FL	34134
24470360000	PUOPOLO, DAVID F=& MARY F	27772 KINGS KEW				USA	BONITA SPRINGS	FL	34134
24470320008	4171 BB LLC	12543 COLLIERS RESERVE DR				USA	NAPLES	FL	34110
24470280009	355 NW 31ST STREET LLC	441 CORAL WAY				USA	FT LAUDERDALE	FL	33301
24470240007	CHRISHELLE II L L C	9380 GULF SHORE DR#205				USA	NAPLES	FL	34108
24470200005	CHRISHELLE II L L C	9380 GULF SHORE DR #205				USA	NAPLES	FL	34108
24470080005	CHRISHELLE II LLC	9380 GULF SHORE DR #205				USA	NAPLES	FL	34108
24470040003	D PIZZUTI LLC	308 SPIDER LILY LANE				USA	NAPLES	FL	34110
24472280007	GRETHE, JUDITH J	123 1ST ST				USA	BONITA SPRINGS	FL	34134
24472320006	BAIN, EUGENE J	109 1ST ST				USA	BONITA SPRINGS	FL	34134
24472360008	FLORIDISE GETAWAY TRUST	3225 MCLEOD DR #777				USA	LAS VEGAS	NV	89121
24470680007	T J & C S BAIR REV LIV TRUST	97 1ST STREET				USA	BONITA SPRINGS	FL	34134
24470720006	BEVAN, JOHN F	93 1ST ST				USA	BONITA SPRINGS	FL	34134
24470760008	WELSH, BRIAN	1680 VICTORY CT				USA	PROSPECT	KY	40059
24470800007	WELSH, BRIAN	1680 VICTORY CT				USA	PROSPECT	KY	40059
24470840009	DENISON, MATTHEW	77 1ST ST				USA	BONITA SPRINGS	FL	34134
24470880001	RALSTON, GENNIFER	73 1ST ST				USA	BONITA SPRINGS	FL	34134
24470920000	ALVARO FERRANTE IRREV TRUST	2 PINE ROAD				USA	VALHALLA	NY	10595
24470960002	BENVENUTO, ANGELO=& ASSUNTA	289 MAJESTIC	PO BOX 661622			CANADA	TECUMSEH	ON	N8N 4K8
24471000000	BAER. JOHN R=& DIANE L	61 1ST ST				USA	BONITA SPRINGS	FL	34134
24471040002	BRENNAN, EDWARD M=& BRIGIT	59 1ST ST				USA	BONITA SPRINGS	FL	34134
24471080004	GARCIA, ELIZABETH ANNE	53 1ST ST				USA	BONITA SPRINGS	FL	34134
24471120003	MALLEY III, ALBERT J	45 1ST ST				USA	BONITA SPRINGS	FL	34134
24471160005	JCV PROPERTY 2 LLC	20824 HIGHWAY 96				USA	WETMORE	CO	81253
24471200004	CONTI, SHARON	219 RETRIEVER RUN RD				USA	WARREN	VT	5674
24471240006	TUOMINEN, PENNY LYNN	33 1ST ST				USA	BONITA SPRINGS	FL	34135
24471280008	MARZENNA T CHMIELECKI R/TRUST	26881 PIVA CT				USA	BONITA SPRINGS	FL	34135
24471320007	COLLINS, DAN=& CATHLEEN ANNE	25 1ST STREET				USA	BONITA SPRINGS	FL	34134
24471360009	DEBRA JEAN KEEVER LIVING TRUST	RON LIVING TRUST	21 1ST ST			USA	BONITA SPRINGS	FL	34134
24471440000	ECKERT, MARK=& RACHEL	13 1ST ST				USA	BONITA SPRINGS	FL	34134
24472400007	CHALLIS, WILLIAM	ROGER ALI	190 GLEN RD			CANADA	HAMILTON	ON	L8S3N1
24474160002	HOLT LIVING TRUST	94 1ST ST				USA	BONITA SPRINGS	FL	34134
24474120000	INGLES, JAMES H	LINDA J DANZELL	581 FOREST AVE			USA	BONITA SPRINGS	FL	34134
24474080001	ELLIOTT, ROBERT C=& PATRICIA A	86 1ST ST				USA	BONITA SPRINGS	FL	34134
24474040009	MITCHELL E & KIM L GASKA REV	LIVING TRUST	3207 N CONNECTICUT AVE			USA	ROYAL OAK	MI	48073
24474000007	ANDREW & SHAE SAKACH LIV TRUST	NANCY KAY WEISKIRCHER LV TRUST	RICHARD K & ANDREA WEISKIRCHER 17813 TIMBER LN			USA	MARYSVILLE	OH	43040
24473960106	KELLY, ELIZABETH S	DENNIS M BRAITHWAITE	76 1ST ST			USA	BONITA SPRINGS	FL	34134
24473960009	SMITH, RONALD L=& SUSAN M	5333 DUNFRED CIRCLE SE				USA	CANTON	OH	44707
24473920007	CAMPANELLA, ANGELO=& CONCETTA	1621 N HIGHLAND AVE				USA	ARLINGTON HEIGHT	IL	60004
24473880008	SWARTWOUT IV, WENDELL	CARA A SWARTWOUT	60 1ST STREET			USA	BONITA SPRINGS	FL	34134
24473840006	WYNNE, JAMES F=& MARY M	2048 KINGS HOUSE RD				USA	SILVER SPRINGS	MD	20905
24473800004	KLUMME LLC	76 HACKENSACK PLANK ROAD				USA	WEEHAWKEN	NJ	7086
24473760005	48 FIRST STREET LLC	27157 EDENBRIDGE CT				USA	BONITA SPRINGS	FL	34135
24473720003	ANDERSON, STEPHEN KENT	TRACY SHANNON ANDERSON	1316 CANYON BRIDGE LN			USA	EDMOND	OK	73034
24473680004	DOMENIC CONSTANTINI TRUST	9360 VANDERBILT DR				USA	NAPLES	FL	34108
24473640002	BARKER, AUSTIN J	36 1ST ST				USA	BONITA SPRINGS	FL	34134

24473600000	KIMBERLY ANN MURDOCK REV TRUST	32 1ST ST				USA	BONITA SPRINGS	FL	34134
24473560001	FLOPILOT LLC	6635 CARLYLE CT				USA	WEST BLOOMFIELD	MI	48322
24473520009	BASIMER, ZUES	24 1ST ST				USA	BONITA SPRINGS	FL	34134
24473480000	WOODS, DEAN COFFIELD	TRACY ANN WOODS	31 BETHUNE ST			USA	ALEXANDRIA BAY	NY	13607
24473440008	VONDERAU, DAVID M	16 1ST ST				USA	BONITA SPRINGS	FL	34134
24473400006	HARKNESS, ANDREW	ANDREW A HARKNESS	12 1ST ST			USA	BONITA SPRINGS	FL	34134
24473360007	MASON, PHILLIP=& JOANN	23 MICKLE DR				USA	STONE RIDGE	NY	12484
24473320005	CUNILL, HARRY	GLORIA RENGIFO	105 VALLEY DRIVE			USA	BONITA SPRINGS	FL	34134
24474200001	MEYERS, THOMAS A	95 2ND ST				USA	BONITA SPRINGS	FL	34134
24474240003	BROWN FAMILY TRUST	93 2ND ST				USA	BONITA SPRINGS	FL	34134
24474280005	SCHEIDELL, KENNETH THOMAS	91 2ND ST				USA	BONITA SPRINGS	FL	34134
24474320004	STONE, PHILIP H=& CAROL A	83 2ND ST				USA	BONITA SPRINGS	FL	34134
24474360006	WOOLLEY, TIMM	JULIE A FUSELLA-WOOLEY	79 2ND ST			USA	BONITA SPRINGS	FL	34134
24474400005	CLEMONS, CARYL	71 2ND ST				USA	BONITA SPRINGS	FL	34134
24474440007	ADDUCCI, ELIZABETH ANNE	MARY ELLEN CLARK LONG	PATRICIA SUE CLARK	A ROSS CAMPBELL	67 2ND ST	USA	BONITA SPRINGS	FL	34134
24474480009	PIOTROWICZ, ARKADIUSZ	59 2ND ST				USA	BONITA SPRINGS	FL	34134
24474520008	FORTE, TROY W=& CLAIRE L	55 2ND ST				USA	BONITA SPRINGS	FL	34134
24474560000	SOUTHALL, MARY D	51 2ND ST				USA	BONITA SPRINGS	FL	34134
24474600009	MILLS, CLETE=& JENNIFER	47 2ND ST				USA	BONITA SPRINGS	FL	34134
24474640001	SEIFFERT JR, WILLIAM D	10115 ILLINOIS ST				USA	BONITA SPRINGS	FL	34135
24474680003	GORE III, FRANK E	LINDA NICHOLAS	39 2ND ST			USA	BONITA SPRINGS	FL	34134
24474710009	POULIN, JASON G	LORA M JOYE	35 2ND ST			USA	BONITA SPRINGS	FL	34134
24474720002	BALCEROWICZ, VIOLETTA	5720 LANCEWOOD WAY				USA	NAPLES	FL	34116
24474800003	AGROTABE INVESTMENTS LLC	8035 NW 68TH ST				USA	MIAMI	FL	33166
24474800100	FAULCONER, DARLENE A	23 2ND ST				USA	BONITA SPRINGS	FL	34134
24474840005	DUNHAM, TYLER E	GABRIEL E CANCEL DUNHAM	15 2ND ST			USA	BONITA SPRINGS	FL	34134
24474880007	NBH FLORIDA LLC	1966 SPRITE LANE				USA	LAKE HAVASU CITY	AZ	86403
24474920006	MASON, JOANN=& PHILLIP	23 MICKLE DR				USA	STONE RIDGE	NY	12484
24475720001	SAUNDERS III, JOHN A	GUTIERREZ FAMILY TRUST	SARA S HRIZAK	MARY S STEVENS	13469 PHOTO DR	USA	DALE CITY	VA	22193
24475680002	PLATH, ALAN N	86 2ND ST				USA	BONITA SPRINGS	FL	34134
24475640000	BELL JR, DENNIS M	859 CASSENA RD				USA	NAPLES	FL	34108
24475600008	ELMS, LINDA	80 2ND ST				USA	BONITA SPRINGS	FL	34134
24475560009	HOAFLAND, JEFFREY P	SCOTT DELLATORE	ANGELA J LUTZI	78 2ND ST		USA	BONITA SPRINGS	FL	34134
24475520007	CORBETT JR, JOHN J=& SHARON L	3358 BUSHWOOD DR				USA	PERKASIE	PA	18944
24475480008	GALLO, MIA	70 2ND ST				USA	BONITA SPRINGS	FL	34134
24475440006	HODSON, LARRY L	1590 CHURCH ST				USA	WABASH	IN	46992
24475400004	LEE, TODD R	CHRISTOPHER W MARTIN	58 2ND STREET			USA	BONITA SPRINGS	FL	34134
24475360005	GRANT, DOUGLAS=& BONNIE	207 BAYFRONT DR				USA	BONITA SPRINGS	FL	34134
24475280004	MUGFORD, MARTHA B	2214 IMPERIAL GOLF COURSE BLVD				USA	NAPLES	FL	34110
24475240002	WEBER III, JOHN E	STEPHANIE B WEBER	42 2ND STREET			USA	BONITA SPRINGS	FL	34134
24475200000	BARBOUR, JAMES L	PO BOX 2263				USA	BONITA SPRINGS	FL	34133
24475160001	BROWN, COLLIN J=& CHRISTY D	34 2ND ST				USA	BONITA SPRINGS	FL	34134
24475120009	FEEZOR JOHNSON TRUST	43 6TH ST				USA	BONITA SPRINGS	FL	34134
24475080000	SOMERSET, GARY=& LINDA	26300 HICKORY BLVD #303				USA	BONITA SPRINGS	FL	34134
24475040008	MARMO, RICHARD A	DIANNE E MAKARA	8 2ND ST			USA	BONITA SPRINGS	FL	34134
24475000006	HOGUE, HEATHER M	BLAIN, HOWARD J	6 2ND ST			USA	BONITA SPRINGS	FL	34134
24474960008	DEANGELO, DOMENIC C	LISA M DARROW	1230 FOREST ST			USA	MARSHFIELD	MA	2050
24475960007	VANKAMPEN, MERRILEE FAYE	81 3RD ST				USA	BONITA SPRINGS	FL	34134
24476000005	PIERCOM DEVELOPMENT LLC	1140 UNIVERSITY DR				USA	YARDLEY	PA	19067
24476040007	GILLIKIN, MELINDA A	75 3RD STREET				USA	BONITA SPRINGS	FL	34134
24476080009	MSLTAL FL1 TRUST	25256 PELICAN CREEK CIR #102				USA	BONITA SPRINGS	FL	34134
24476120008	ANASTASIO, DONNA R	67 3RD ST				USA	BONITA SPRINGS	FL	34134
24476160000	PETERS, ROBERT WALTER=& JUDY B	5620 WINSHIRE TER				USA	DAYTON	OH	45440
24476200009	LUSSIER, MICHAEL=& MARGARET	59 3RD ST				USA	BONITA SPRINGS	FL	34134

24476240001	CAR CONNECTION INC	4425 DIXIE HIGHWAY			USA	FAIRFIELD	OH	45014
24476280003	RUBIANO, RUTH D	MARCO T PARRA	51 3RD ST		USA	BONITA SPRINGS	FL	34134
24476320002	CUOMO, NICHOLAS=& JUDY	47 3RD ST			USA	BONITA SPRINGS	FL	34134
24476360004	FRIIA, MARGUERITE	43 3RD ST			USA	BONITA SPRINGS	FL	34134
24476400003	P C & D BRISLAWN TRUST	5990 SW 113TH ST			USA	MIAMI	FL	33156
24476440005	SULLIVAN-LYONS, SUSAN E	31 3RD ST			USA	BONITA SPRINGS	FL	34134
24476600007	POLVI, REBECCA J	15 3RD ST			USA	BONITA SPRINGS	FL	34134
24476640009	FULLARTON, ANN	11 3RD ST			USA	BONITA SPRINGS	FL	34134
24476680001	WILLHITE, JAMES=& MEAGHAN	9 3RD ST			USA	BONITA SPRINGS	FL	34134
24473920104	OLENA KOLOMIIETS LIVING TRUST	68 1ST ST			USA	BONITA SPRINGS	FL	34134
24476520006	ENGELHARDT, RONALD=& ELAINE	27 3RD ST			USA	BONITA SPRINGS	FL	34134
24476480007	SHORES OF BONITA LLC	4180 NAPIER COURT NE			USA	ST MICHAEL	MN	55376
24475140005	FEEZOR JOHNSON TRUST	43 6TH ST			USA	BONITA SPRINGS	FL	34134


GARY RD
VANDA DR
OKEANA ST
FLANDERS LN
LUKE ST
KENS WA
N
W
E
S
BONITA BEACH RD
BONITA BEACH RD
SUNSET DR
MANGO DR
SUBJECT PROPERTY
VANDERBILT DR



Date of Report: June 06, 2025

Buffer Distance: 1000 feet Rerun

Parcels Affected: 229

Subject Parcel: **32-47-25-B3-03202.0080**

To change, add or remove subject parcels please change the parcel selection in GeoView

Click here to download the map image, mailing labels (Avery 5161) and CSV formatted information.

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
VANDA DRIVE LLC 7901 4TH ST N #300 ST PETERSBURG FL 33702	**32-47-25-B3-00000.2000** RIGHT OF WAY BONITA SPRINGS FL	PARL IN SW 1/4 OF SE 1/4 DESC IN OR 0414 PG 0412 ROAD R/W EASMENT	1
DSSB LLC 4330 BONITA BEACH RD BONITA SPRINGS FL 34134	**32-47-25-B3-00001.0010** 4330 BONITA BEACH RD SW BONITA SPRINGS FL 34134	PARL IN S E 1/4 SEC 32 TWP 47 R 25 DESC IN OR 1229 PG 1490	2
PEREZ JOSEPH & NELLY 11 RUE HICKORY DOLLARD DES ORMEAUX QC H9G 3B7 CANADA	**32-47-25-B3-00001.0030** 4355 PINE LAKE RD BONITA SPRINGS FL 34134	FR SW COR OF SE1/4 E1010FT N730FT W110FT TO POB DESC OR 2901 PG 124	3
JOHN F STINAUER JR TRUST + 17405 HOMEWOOD RD FORT MYERS FL 33967	**32-47-25-B3-00001.003A** 27663-683 OKEANA ST BONITA SPRINGS FL 34134	PARL IN SW 1/4 OF SE 1/4 SEC 32 TWP 47 RGE 25 DESC IN OR 1348 PG 1233	4
CARLSON KRISTINE 4360 VANDA DR BONITA SPRINGS FL 34134	**32-47-25-B3-00001.003C** 4360 VANDA DR BONITA SPRINGS FL 34134	FR SW COR OF SE1/4 SEC32 E1010FT N420FT W189FT TO POB DESC OR 2901 PG 129	5
GALBAN DONIS GIBERTO GONZALEZ 12200 SW 93RD ST MIAMI FL 33186	**32-47-25-B3-00001.003D** 4356 VANDA DR BONITA SPRINGS FL 34134	FR SW COR OF SE1/4 E1010FT N420FT W110FT TO POB DESC OR 2901 PG 127	6
CACERES YADID 1740 WILSON BLVD N NAPLES FL 34120	**32-47-25-B3-00001.0110** 4288 BONITA BEACH RD SW BONITA SPRINGS FL 34134	PARL IN SW 1/4 OF SE 1/4 DESC IN OR 1443/0090	7

CACERES YADID 1740 WILSON BLVD NAPLES FL 34120	**32-47-25-B3-00001.0120** 4298 BONITA BEACH RD SW BONITA SPRINGS FL 34134	BEG 204 FT W + 50 FT N OF SE COR SW 1/4 SE 1/4 TH N 100 FT W 57 FT S 100 FT	8
VILLA DOROTHY PO BOX 328 SUCCASUNNA NJ 07876	**32-47-25-B3-00042.0000** ACCESS UNDETERMINED BONITA SPRINGS FL	PARL IN SE 1/4 AS DESC IN OR 1540 PG 1571	9
NUNEZ HORACIO GARCIA 4276 VANDA DR BONITA SPRINGS FL 34134	**32-47-25-B3-00042.0010** 4276/4278 VANDA DR BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 1540 PG 1572	10
HOPE CITY CHURCH OF NAPLES INC P O BOX 1664 BONITA SPRINGS FL 34133	**32-47-25-B3-00042.0020** 4295 PINE LAKE RD BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 1540 PG 1573	11
WILLIAMS MICHAEL W + 27668 OKEANA ST BONITA SPRINGS FL 34134	**32-47-25-B3-00043.0000** 27668 OKEANA ST BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 DESC IN OR 1249 PG 0502	12
COLSTON MICHAEL 27678 OKEANA ST BONITA SPRINGS FL 34134	**32-47-25-B3-00043.0010** 27676/678 OKEANA ST BONITA SPRINGS FL 34134	COMM SE COR OF SW 1/4 OF SE 1/4 TH N 420 FT TH W 147 FT TO POB TH CONT W	13
B & G MARINE INC 3003 TAMIAMI TRL #200 NAPLES FL 34103	**32-47-25-B3-00043.0020** 27672/674 OKEANA ST BONITA SPRINGS FL 34134	FM SE COR OF SW 1/4 OF SE 1/4 TH N ALG E LI OF SW 1/4 OF SE 1/4 420 FT TH N	14
GABOR ENTERPRISES LLC 300 HORSE CREEK DR PH504 NAPLES FL 34110	**32-47-25-B3-00201.0010** 27658 FRANKLIN ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UREC BLK 1 OR 53 PG 130 LOTS 1 + PT 2	15
BRINK LILY B 1010 NW 34TH AVE CAPE CORAL FL 33993	**32-47-25-B3-00201.0020** 27654 FRANKLIN ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UREC BLK 1 OR 53 PG 130 LOT 2 LESS S 12.5 FT LOT 2	16
GABOR ENTERPRISES LLC 300 HORSE CREEK DR PH504 NAPLES FL 34110	**32-47-25-B3-00201.0030** 4332 PINE LAKE RD BONITA SPRINGS FL 34134	IMPERIAL SHORES U 1 UNREC OR 53 PG 130 BLK 1 LOT 3	17
ESPOSITO VINCENT P VINCENT ESPOSITO 99 COCKS LN LOCUST VALLEY NY 11560	**32-47-25-B3-00201.0040** 4320 PINE LAKE RD BONITA SPRINGS FL 34134	IMPERIAL SHORES U 1 UNREC OR 53 PG 130 BLK 1 LOT 4	18
HAP & HEP 509 CLEARVIEW AVE PITTSBURGH PA 15205	**32-47-25-B3-00201.0050** 4294 PINE LAKE RD BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UREC BLK 1 OR 53 PG 130 LOTS 5 + 6 PARL ADJ EAST	19
FERRARI PAOLO 4411 WILDER RD NAPLES FL 34105	**32-47-25-B3-00201.0070** 4293/4297 LITTLE HICKORY RD BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 1 OR 53 PG 130 LOTS 7 + 8	20
BODINE EDWARD G JR TR 3110 BENCHMARK TRAIL AMELIA COURT HOUSE VA 23002	**32-47-25-B3-00201.0090** 4309 LITTLE HICKORY RD BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UREC BLK 1 OR 53 PG 130 LOT 9	21
SITO AND PAPAS HOUSE LLC 3110 BENCHMARK TRAIL AMELIA COURT HOUSE VA 23002	**32-47-25-B3-00201.0100** 4321 LITTLE HICKORY RD BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 1 OR 53 PG 130 LOT 10	22
ELIASON COLLEEN 27650 FRANKLIN ST BONITA SPRINGS FL 34134	**32-47-25-B3-00201.0110** 27650 FRANKLIN ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UNREC BLK 1 OR 53 PG 130 LOT 11	23
LARGAY WAY LLC 13966 OLD COAST RD NAPLES FL 34110	**32-47-25-B3-00201.A050** 27625-639 REAHARD CT BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 1A OR 53 PG 130 LOTS 5 THRU 8	24
BONITA BEACHWALK CONDOMINIUM A MAY MANAGEMENT 11100 BONITA BEACH RD #101 BONITA SPRINGS FL 34135	**32-47-25-B3-00382.00CE** BONITA BEACHWALK C/E BONITA SPRINGS FL 34134	BONITA BEACHWALK DESC IN INST#2007000114672 + 2007000190654 COMMON ELEMENT PHASE 2	25
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-00383.00CE** BONITA BEACHWALK C/E BONITA SPRINGS FL 34134	BONITA BEACHWALK DESC IN INST#2007000114672 + 2007000190654 COMMON ELEMENT PHASE 3	26

4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-00384.00CE** BONITA BEACHWALK C/E BONITA SPRINGS FL 34134	BONITA BEACHWALK DESC IN INST#2007000114672 + 2007000190654 COMMON ELEMENT PHASE 4	27
BONITA BEACH LAND LLC 27901 BONITA VILLAGE BLVD #2 BONITA SPRINGS FL 34134	**32-47-25-B3-03201.0010** 27694 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	S 285 OF W 300 OF E 600 FT	28
US GLOBAL REAL ESTATE LLC 7901 BONITA VILLAGE BLVD #2 BONITA SPRINGS FL 34134	**32-47-25-B3-03201.0060** 4040 BONITA BEACH RD SW BONITA SPRINGS FL 34134	S 310 OF E 300 PLUS VACATED ST LESS E 40 FT + THE S 50 FT FOR R/W	29
RIPLEY LAND CO LLC 4180 NAPIER CT NE SAINT MICHAEL MN 55376	**32-47-25-B3-03202.0010** 4200 BONITA BEACH RD SW BONITA SPRINGS FL 34134	PARL IN S 1/2 OF SE 1/4 AS DESC IN OR 1747 PG 1314	30
UNKNOWN HEIRS OF 4747 FIFTH AVE N SAINT PETERSBURG FL 33713	**32-47-25-B3-03202.0020** RIGHT OF WAY BONITA SPRINGS FL	PARCEL OF LAND IN SEC 32 TWP 47 RNG 25 LOCATED IN UNRECORDED STANTON UNRECORDED SUBDIVISION	31
TELCOFACILITIES LLC 1801 NE 123RD ST #314 MIAMI FL 33181	**32-47-25-B3-03203.0010** 27685 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1761 PG 1178 LOT 1 + 2 BLK 3 STANTONS	32
UNKNOWN HEIRS OF PO BOX 460 BONITA SPRINGS FL 34133	**32-47-25-B3-03203.0100** 4245 SPRINGS LN BONITA SPRINGS FL 34134	FR SE COR W 665FT N 620FT W 545FT TO POB AS DESC IN OR 2584/1493 + ROW IN SW 1/4 OF SE 1/4 AS DESC IN OR 1994/0587	33
HARKNESS ANDREW A 4237 SPRINGS LN BONITA SPRINGS FL 34134	**32-47-25-B3-03203.0110** 4237 SPRINGS LN BONITA SPRINGS FL 34134	BEG 620 FT N + 1090 FT W OF SE COR OF SEC TH S 130 FT W 120 FT N 130 FT	34
KOCH AMY + 10146 ARROW RD TREMONT IL 61568	**32-47-25-B3-03203.0130** 4211 SPRINGS LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 OF SE 1/4 S 32 T 47 R 25 DESC IN OR 1310 PG 0280	35
WOOD BRIAN J 4207 SPRINGS LN BONITA SPRINGS FL 34134	**32-47-25-B3-03203.0150** 4205/4207 SPRINGS LN BONITA SPRINGS FL 34134	FR SE COR SEC 32 RUN W ALG S LI SD SEC FOR 665 FT TH N 620 FT W 245 FT TO P O B	36
DASILVA TONYA & DIVINO J 27675 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	**32-47-25-B3-03203.0170** 27675 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	BEG 620 FT N + 730 FT W OF SE COR OF SEC TH W 120 FT. S 130 FT E 120 FT N 130 FT	37
BONITA BEACH LAND LLC 27901 BONITA VILLAGE BLVD BONITA SPRINGS FL 34134	**32-47-25-B3-03204.0010** 27690 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	PARCEL LYING IN SE 1/4 OF SEC DESC OR 2309 PG 3336 LESS CONDO	38
27674 IMPERIAL RIVER LLC 27674 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	**32-47-25-B3-03204.0090** 27674 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	PARL IN S E 1/4 DESC IN OR 1372 PG 521	39
PHADUNGCHAI PAUL PO BOX 1023 RANGELEY ME 04970	**32-47-25-B3-03204.0110** 4091/4093 SPRINGS LN BONITA SPRINGS FL 34134	PARL IN SE 1/4-OR2242/2981 AKA E42FT LT11 + W40FT LT12 STANTONS UNREC SUBD	40
KLOVRZA DAVID 4330 TARPON AVE BONITA SPRINGS FL 34134	**32-47-25-B3-03204.0130** 4081/4083 SPRINGS LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 331 PG 463 LESS 24.026A + 24.026B	41
PHADUNGCHAI PAUL PO BOX 1023 RANGELEY ME 04970	**32-47-25-B3-03204.0150** 4071/4073 SPRINGS LN BONITA SPRINGS FL 34134	PARL IN S E 1/4 DESC IN OR 1376 PG 1072	42
FLOREZ GRACE 8060 BANYAN BREEZE WAY FORT MYERS FL 33908	**32-47-25-B3-03204.0170** 4061/4063 SPRINGS LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 1269 PG 1513	43
DIXON CHRISTOPHER M & 4021 SPRINGS LN BONITA SPRINGS FL 34134	**32-47-25-B3-03204.0190** 4021 SPRINGS LN BONITA SPRINGS FL 34134	PARL IN S 1/2 OF SE 1/4 DESC IN OR 1743 PG 1474	44
KNOTTS CHRIS H + 27662 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	**32-47-25-B3-03205.0010** 27662 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	FR SE COR SEC 32 RUN WLY ALG S LI 665 FT TH DEFLECT	45

		LT + RUN N ALG CTR LI LESS INST#2006-144140	
HANAGAN KATHLEEN 4096 SPRINGS LN BONITA SPRINGS FL 34134	**32-47-25-B3-03205.001A** 4096 SPRINGS LN BONITA SPRINGS FL 34134	FR SE COR SEC 32 RUN WLY ALG S LI 665 FT TH DEFLECT LT + RUN N ALG CTR LI AS DESC IN INST#2006-144140	46
STANTON HERBERT L & KOTSCHER GOTTFRIED 3531 CROWFUT CT BONITA SPRINGS FL 34134	**32-47-25-B3-03205.001B** EASEMENT BONITA SPRINGS FL 34134	ADV POSS CLAIM 03/01/2011 PORT OF CANAL LOC IN E 1/2 OF SE 1/4 OF SE 1/4 E OF IMPERIAL RIVER RD N OF SPRINGS LN + S OF RITA LN AKA CANAL III	47
STAHLMAN GRISELDA BROWN 16685 CROWNSBURY WAY FORT MYERS FL 33908	**32-47-25-B3-03205.0030** 4090 SPRINGS LN BONITA SPRINGS FL 34134	BEG 480 FT.W + 670 FT.N OF SE COR OF SEC TH E 120 FT N 115 FT W 120 FT S 115	48
VALEG LLC 11480 WELFLEET DR FORT MYERS FL 33908	**32-47-25-B3-03205.0050** 4060 SPRINGS LN BONITA SPRINGS FL 34134	BEG 240 FT E OF NE COR IMPERIAL RVR RD + E 2ND ST TH N 115 FT TH E 320 FT TH	49
ROMER KIMBERLY M 26985 MCLAUGHLIN BLVD BONITA SPRINGS FL 34134	**32-47-25-B3-03205.0070** 4040 SPRINGS LN BONITA SPRINGS FL 34134	BEG SE COR OF SEC TH W 665 FT TH N 50 FT CONT N 620 FT TH E 425 FT TO POB TH N	50
PIPIN VACATION RENTALS LLC KIMBERLY ALBEE 4021 SPRINGS LN BONITA SPRINGS FL 34134	**32-47-25-B3-03205.0080** 4020 SPRINGS LN BONITA SPRINGS FL 34134	PARL IN S 1/2 OF S E 1/4 DESC IN OR 1743 PG 1475	51
CORRADI MICHAEL K & PAULA A 1308 ROSEMARY LN NAPLES FL 34103	**32-47-25-B3-03205.0090** 27654 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1647 PG 4639	52
GEIBEL LUDWIG + 4091 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03205.0100** 4091 RITA LN BONITA SPRINGS FL 34134	FR SE COR SEC 32 W665FT N930FT E125FT TO POB DESC OR 2864 PG1485	53
ANDONOVSKI ILIJA & LENA 4087 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03205.0110** 4087 RITA LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 OF SE 1/4 AS DESC IN OR 1664 PG 930	54
HART JONATHAN WESLEY & 4083 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03205.0120** 4083 RITA LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1664 PG 928 LESS PARL 24.050A	55
RODRIGUEZ GRICELIDA 4081 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03205.0130** 4081 RITA LN BONITA SPRINGS FL 34134	BEG 360 FT W + 930 FT N OF SE COR OF SEC TH E 60 FT S 115 FT W 60 FT N 115 FT	56
JERONIMUS JULIE 4053 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03205.0140** 4053 RITA LN BONITA SPRINGS FL 34134	BEG 930 FT N+ 340 FT W OF SE COR OF SEC TH S 115 FT E 60 FT N115 FT W 60 FT	57
MUELLER JOSEPH GEORGE & 4051 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03205.0150** 4051 RITA LN BONITA SPRINGS FL 34134	BEG 930 FT N + 300 FT W OF SE COR OF SEC TH S 115 FT E 60 FT N 115 FT W 60 FT	58
MCDEVITT PATRICIA J 4031 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03205.0160** 4031 RITA LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 T 25 DESC IN OR 1275 PG 0163	59
WALSER GAIL L TR 3250 BONITA BEACH RD #205-508 BONITA SPRINGS FL 34134	**32-47-25-B3-03206.0010** 4266 SPRINGS LN BONITA SPRINGS FL 34134	PARL IN S 1/2 OF SE 1/4 S32 T47 R25	60
WALSER GAIL L TR 3250 BONITA BEACH RD #205-508 BONITA SPRINGS FL 34134	**32-47-25-B3-03206.0020** 4254 SPRINGS LN BONITA SPRINGS FL 34134	THE N 130 FT OF S 800 FT OF W 60 FT OF E 1270 FT OF SEC.	61
KEEL HARRY WILSON TR 4151 SAWGRASS POINT #204 BONITA SPRINGS FL 34134	**32-47-25-B3-03206.0030** 4238/4242 SPRINGS LN BONITA SPRINGS FL 34134	BEG 670 FT N + 1090 FT W OF SE COR SEC 32 TH N 130 FT W 120 FT S 130 FT E 120	62
RECTOR CHARLES E & MINDI B 9107 SUNNYDALE DR CHANHASSEN MN 55317	**32-47-25-B3-03206.0050** 4222 SPRINGS LN BONITA SPRINGS FL 34134	FR SE COR SEC 32 N670 FT W 970 FT N130 FT W60 FT TO POB DESC OR2675/10	63

BALLOTTI MICHAEL E 6405 WILSON LN BETHESDA MD 20817	**32-47-25-B3-03206.0060** 4210 SPRINGS LN BONITA SPRINGS FL 34134	BEG 670 FT N + 970 FT W OF SE COR OF SEC 32 DESC IN OR 2675 PG 12	64
STATE STREET INVESTMENTS LLC 561 MEADOWBROOK VALLEY DR EUREKA MO 63025	**32-47-25-B3-03206.0070** 4204/4206 SPRINGS LN BONITA SPRINGS FL 34134	FR SE COR OF SEC RUN W 665 FT TH N 50 FT CONT N 620 FT W 230 FT TO POB N 130 FT W 75 FT S 130 FT E 75 FT TO POB DESC IN OR 1704 PG 4711	65
STATE STREET INVESTMENTS LLC 561 MEADOWBROOK VALLEY DR EUREKA MO 63025	**32-47-25-B3-03206.0080** 4198/4200 SPRINGS LN BONITA SPRINGS FL 34134	FR SE COR OF SEC RUN W 665 FT TH N 50 FT CONT N 620 FT W 155 FT TO POB N 130 FT W 75 FT S 130 FT E 75 FT TO POB DESC IN OR 1704 PG 4710	66
STATE STREET INVESTMENTS LLC 561 MEADOWBROOK VALLEY DR EUREKA MO 63025	**32-47-25-B3-03206.0090** 4192/4194 SPRINGS LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 DESC IN OR 1704 PG 4711	67
METRO WADE E 6167 W BARNES RD MILLINGTON MI 48746	**32-47-25-B3-03206.0100** 4265 RITA LN BONITA SPRINGS FL 34134	FR SW COR SEC 32 RUN W ALG LI 665 FT TH N ALG C/L OF RD R/W 930 FT TH W ALG S	68
HAJJAR ROBERT + 7 HARRIS AV WELLESLEY MA 02481	**32-47-25-B3-03206.0110** 4247 RITA LN BONITA SPRINGS FL 34134	S 1/2 OF PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1719 PG 4088	69
HAJJAR ROBERT + 7 HARRIS AVE WELLESLEY MA 02481	**32-47-25-B3-03206.011A** 4249 RITA LN BONITA SPRINGS FL 34134	N 1/2 OF PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1719 PG 4088	70
HENTHORN CHRISTOPHER TR C J PERSAD 11153 LAKELAND CIR FORT MYERS FL 33913	**32-47-25-B3-03206.0130** 4237/4239 RITA LN BONITA SPRINGS FL 34134	BEG 1090 FT.W + 930 FT.N OF SE COR OF SEC TH W 90 FT S 130 FT E 90 FT N	71
BERSHATSKI SHARONE & 4741 FIRMAMENT AVE ENCINO CA 91436	**32-47-25-B3-03206.0150** 4217/4219 RITA LN BONITA SPRINGS FL 34134	BEG SE COR SEC TH W 665 FT TH N 930 FT TH W 305 FT FOR POB TH S 130 FT W 120	72
HUTZLER LINDA 4201 SPRINGS LN BONITA SPRINGS FL 34134	**32-47-25-B3-03206.0160** 4201 SPRINGS LN BONITA SPRINGS FL 34134	FR SE COR SEC 32 RUN W ALG S LI SD SEC FOR 665 FT TH N 570 FT TO POB TH RUN W	73
FRANCHINI ROBERT JOSEPH 4211 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03206.0170** 4211 RITA LN BONITA SPRINGS FL 34134	BEG SE COR SEC 32 TH W 665 FT.TH N 930 FT.TH W 65 FT.TO W LI 130 FT.WIDE	74
DEVINE LOUISE N L/E 27655 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	**32-47-25-B3-03206.0190** 27655 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	BEG 730 FT W + 930 FT N OF SE COR SEC.TH W 120 FT S 130 FT E 120 FT N 130 FT	75
MACCHI TYLER A 186 5TH ST BONITA SPRINGS FL 34134	**32-47-25-B3-03207.0010** 4248/4250 RITA LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 1498 PG 649 LESS N 65 FT	76
27640/642 REAHARD CT LLC 27710 RIVERDALE LN BONITA SPRINGS FL 34134	**32-47-25-B3-03207.001A** 27640/642 REAHARD CT BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 1671 PG 59	77
GRAHAM JANET E & 4831 TARPON AVE BONITA SPRINGS FL 34134	**32-47-25-B3-03207.0030** 4242 RITA LN BONITA SPRINGS FL 34134	PARL IN S E 1/4 OF S E 1/4 DESC IN OR 1108 PG 1161 LESS PAR 24.033A	78
TAYLOR LORA 4232 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03207.0040** 4232/4234 RITA LN BONITA SPRINGS FL 34134	PARL IN S E 1/4 OF S E 1/4 SEC 32 TWP 47 R 25 DESC IN OR 1298 PG 2353	79
STAHLMAN GRISELDA BROWN 16685 COWN ARBOR WAY FORT MYERS FL 33908	**32-47-25-B3-03207.0050** 4212-4222 RITA LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 SEC 32 TWP 47 R 25 DESC IN OR 1293 PG 0214	80
FRANCHINI ROBERT J 4211 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03207.0070** 4204 RITA LN BONITA SPRINGS FL 34134	BEG 665 FT W + 980 FT N OF SE COR SEC 32 TH W 185 FT TO POB CONT W 120 FT TH N	81
TAYLOR WILLIAM + 1625 MID VALLEY DR UNIT 1 PMB 86 STEAMBOAT SPRINGS CO 80487	**32-47-25-B3-03207.0090** 27645 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	BEG 665 FT W + 980 FT N OF SE COR SEC 32 RUN W 65 FT TO POB TH W 120 FT TH N	82

GM15 LLC 512 ASSURANCE CIR BRANDON MS 39042	**32-47-25-B3-03207.0110** 27635 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	BEG AT SE COR SEC 32 TH RUN W 665 FT TH N 1268.5 FT TH W 65 FT TO POB TH W	83
JONES SHARON Y TR 4171 MARINER LN BONITA SPRINGS FL 34134	**32-47-25-B3-03207.0130** 4171 MARINER LN BONITA SPRINGS FL 34134	FROM SE COR SEC W 665 FT N 1268.5 FT W 185 FT.TO POB TH S 130 FT W 60 FT N 130 FT E 60	84
JONES BRADLEY ALAN 4191 MARINER LN BONITA SPRINGS FL 34134	**32-47-25-B3-03207.0140** 4191 MARINER LN BONITA SPRINGS FL 34134	FROM SE COR SEC W 665 FT N 1268.5 FT W 185 FT.TO POB W 120 FT S 130 FT E 120 FT	85
THERRIEN MITCHELL L 887 LONG POND RD PLYMOUTH MA 02360	**32-47-25-B3-03207.0150** 4211 MARINER LN BONITA SPRINGS FL 34134	FRM SE COR SEC W 665 FT N 1268.5 FT W 305 FT. TO POB CONT W 120 FT S	86
CM MINI FARMS LTD 8 VALLEYWEST RD BRAMPTON ON L6P 3J9 CANADA	**32-47-25-B3-03207.0170** 4231/4235 MARINER LN BONITA SPRINGS FL 34134	FR SE COR TH W665 TH N1269 TH W425 POB TH S130 TH W60 TH N130 TH E60 TO POB	87
JOSEPH TRIUMBARI INVESTMENTS L 3 MANSWOOD CRESCENT BRAMPTON ON L6T 0A3 CANADA	**32-47-25-B3-03207.0180** 4241/4245 MARINER LN BONITA SPRINGS FL 34134	FR SE COR TH W665 TH N1269 TH W485 TO POB TH S130 TH W60 TH N130 TH E60 TO POB	88
ROSSKOTHEN HERBERT 4255 MARINER LN BONITA SPRINGS FL 34134	**32-47-25-B3-03207.0190** 4255 MARINER LN BONITA SPRINGS FL 34134	BEG AT A PT 1268.5 FT N + 1210 FT W OF SE COR TH S 130 FT TH W 60 FT TH N 130	89
STODDARD DAVID A 134 JARVIS CIR NEEDHAM MA 02492	**32-47-25-B3-03207.0200** 4261 MARINER LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1761 PG 1178 LOT 20 BLK 7 STANTONS	90
MFT REALTY CORP 141 W 38TH ST NEW YORK NY 10018	**32-47-25-B3-03208.0010** 27644/646 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	FR SE COR RUN W 665 FT TH N 980 FT TH E 65 FT TO POB TH N 130 FT E 120 FT S 130	91
SEASONAL PARADISE LLC 561 MEADOWBROOK VALLEY DR EUREKA MO 63025	**32-47-25-B3-03208.0030** 4080/4082 RITA LN BONITA SPRINGS FL 34134	FR SE COR RUN W ALG S LI FOR 665 FT TH N 50 FT TO N LI BEACH RD CONT N FOR 930	92
DANG PAUL 24266 RODAS DR BONITA SPRINGS FL 34135	**32-47-25-B3-03208.0050** 4070/4072 RITA LN BONITA SPRINGS FL 34134	TH E 1/2 OF FR SE COR RUN W ALG S LI FOR 665 FT TH N 50 FT TO N LI BEACH RD	93
213 TERMINAL ROAD EAST LLC + 79 E RIVER DR PHOENIX NY 13135	**32-47-25-B3-03208.0070** 4060 RITA LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 1541 PG 1466	94
HOWE MARK & MELISSA 8960 OAKHILL CT N STILLWATER MN 55082	**32-47-25-B3-03208.0090** 4050 RITA LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 1747 PG 3800	95
JANSON JR PAUL H TR 4022 RITA LN BONITA SPRINGS FL 34134	**32-47-25-B3-03208.0110** 4020/4022 RITA LN BONITA SPRINGS FL 34134	PARL IN S 1/2 OF SE 1/4 DESC OR 1345 PG 673 LESS PT PARL 24.66	96
HASSEL JEFFREY E 4101 MARINER LN BONITA SPRINGS FL 34134	**32-47-25-B3-03208.0120** 4121 MARINER LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 1362 PG 532	97
PAPP JILL M + 4101 MARINER LN BONITA SPRINGS FL 34134	**32-47-25-B3-03208.0130** 4101 MARINER LN BONITA SPRINGS FL 34134	FR SE CRN SEC RUN W 665 FT TH N1143 THN E 230 FT TO POB CONT E 80FT THN N125FT	98
PAPP JILL M + 4101 MARINER LANE BONITA SPRINGS FL 34134	**32-47-25-B3-03208.0140** 4081 MARINER LN BONITA SPRINGS FL 34134	FR SE COR SEC RUN W 665 FT THE N1143 THN E 150 TO POB CONT E 80 FT THN N 125 FT	99
DOHOO FAYE ELLEN + 323 W MAPLEHURST ST FERNDALE MI 48220	**32-47-25-B3-03208.0150** 4061 MARINER LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 1923 PG 880	100
BONITABONITA LLC 3652 BAILES ST BONITA SPRINGS FL 34134	**32-47-25-B3-03208.0170** 4041/4051 MARINER LN BONITA SPRINGS FL 34134	PARL IN SE 1/4 AS DESC IN OR 1923 PG 879	101
MANGO CREEK CONDO ASSN CAMCO LLC	**32-47-25-B3-03600.00CE** 27686 IMPERIAL RIVER RD BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 COMMON ELEMENTS	102

15880 SUMMERLIN RD #300 32 FORT MYERS FL 33908			
BONITA BREEZE DEVELOPMENT LLC CARDINAL MANAGEMENT 4670 CARDINAL WAY # 302 NAPLES FL 34112	**32-47-25-B3-40000.00CE** BONITA BREEZE CE BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000295460 + AMENDED IN INST#2020000295460 COMMON ELEMENT	103
MULRYAN MICHAEL E TR 4220 RACOON BAY DR BONITA SPRINGS FL 34134	**33-47-25-B4-00280.0060** 3980 QUAILS WALK BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 BEG 85 FT E OF NW COR LOT	104
CAPUTO NICHOLAS 3998 QUAILS WALK BONITA SPRINGS FL 34134	**33-47-25-B4-00280.0070** 3996/3998 QUAILS WALK BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 LOT PT 80	105
LAWRENCE ARTHUR S + 3999 QUAILS WALK BONITA SPRINGS FL 34134	**33-47-25-B4-00280.0080** 3999 QUAILS WALK BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 PT LOT 80 DESC IN OR 2219/4530	106
ANDRZEJEWSKI STEPHEN D & 3975 QUAILS WALK BONITA SPRINGS FL 34134	**33-47-25-B4-00280.008A** 3975 QUAILS WALK BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 PT LT 80 DESC IN OR 2219/4526	107
BONITA DEVELOPMENT CO LLC 27901 BONITA VILLAGE BLVD # 2 BONITA SPRINGS FL 34134	**33-47-25-B4-00281.00CE** 27901 BONITA VILLAGE BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 LOT 81 LESS CONDO	108
BONITA BEACH LAND LLC 27901 BONITA VILLAGE BLVD # 2 BONITA SPRINGS FL 34134	**33-47-25-B4-00296.0050** 3998 BONITA BEACH RD SW BONITA SPRINGS FL 34134	ARROYAL PB 3 PG 80 PT LT 96 E 105 FT OF W 120 FT	109
BONITA BEACH LAND LLC 27901 BONITA VILLAGE BLVD # 2 BONITA SPRINGS FL 34134	**33-47-25-B4-00296.0080** 3974 BONITA BEACH RD SW BONITA SPRINGS FL 34134	ARROYAL SUBD. PB 3 PG 80 LOT PT 96	110
BONITA BEACH LAND LLC 27901 BONITA VILLAGE BLVD # 2 BONITA SPRINGS FL 34134	**33-47-25-B4-00296.0090** ACCESS UNDETERMINED BONITA SPRINGS FL	ARROYAL SUBD PB 3 PG 80 PT LOT 96 DESC IN OR 1638 PG 614 + OR 484 PG 473 + OR 3538 PG 1	111
BONITA BEACH LAND LLC 27901 BONITA VILLAGE BLVD # 2 BONITA SPRINGS FL 34134	**33-47-25-B4-00296.0100** 3962 BONITA BEACH RD SW BONITA SPRINGS FL 34134	ARROYAL SUBD. PB 3 PG 80 LOT PT 96	112
BONITA BEACH LAND LLC 27901 BONITA VILLAGE BLVD # 2 BONITA SPRINGS FL 34134	**33-47-25-B4-00296.010A** ACCESS UNDETERMINED BONITA SPRINGS FL	ARROYAL PB 3 PG 80 LOT PT 96	113
BONITA BEACH LAND LLC 27901 BONITA VILLAGE BLVD # 2 BONITA SPRINGS FL 34134	**33-47-25-B4-00296.0110** ACCESS UNDETERMINED BONITA SPRINGS FL	ARROYAL SUBD. PB 3 PG 80 LOT PT 96	114
RESIDENCES AT BONITA VILLAGE I 27901 BONITA VILLAGE BLVD BONITA SPRINGS FL 34134	**33-47-25-B4-03800.00CE** RESIDENCES @ BONITA VILLAGE I C/E BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 COMMON ELEMENTS	115
LAKE MICHIGAN CREDIT UNION 5540 GLENWOOD HILLS PKWY GRAND RAPIDS MI 49512	**04-48-25-B1-00100.0010** 3987 BONITA BEACH RD SW BONITA SPRINGS FL 34134	SUNSET ACRES OR 197 PG 392 LOTS 1 THRU 3 LES R/W OR 2615/2480	116
R G DESIGNS INC 28071 VANDERBILT DR BONITA SPRINGS FL 34134	**04-48-25-B1-00100.0040** 28071 VANDERBILT DR BONITA SPRINGS FL 34134	SUNSET ACRES PB 17 PG 98 LOT 4	117
KROCKA MARTINA & LUBOS 852 92ND AVE N NAPLES FL 34108	**04-48-25-B1-00100.0250** 28070 SUNSET DR BONITA SPRINGS FL 34134	SUNSET ACRES OR 197 PG 392 LOT 25	118
GRANDE AIRE PROPERTY HOLDINGS PO BOX 1434 ENGLEWOOD FL 34295	**04-48-25-B1-00100.0260** 28052 SUNSET DR BONITA SPRINGS FL 34134	SUNSET ACRES OR 197 PG 392 LOTS 26 + 27	119
GRANDE AIRE PROPERTY HOLDINGS PO BOX 1434 ENGLEWOOD FL 34295	**04-48-25-B1-00100.0280** 3963 BONITA BEACH RD SW BONITA SPRINGS FL 34134	SUNSET ACRES OR 197 PG 392 LT 28 LES R/W OR 2615/2480	120
OFFICES AT VANDERBILT CONDO	**04-48-25-B1-03500.00CE** OFFICES @ VANDERBILT C/E	OFFICES AT VANDERBILT DESC IN INST#2007-46222	121

	BONITA SPRINGS FL 34134	COMMON ELEMENT	
MINCHILLO MICHELE & TERESA 1055 BLACKBURN ST GURNEE IL 60031	**32-47-25-B3-03600.0101** 27684 IMPERIAL RIVER RD #101 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 101	122
FIUMARA STEVEN A TR 307 CLINTON ST FAYETTEVILLE NY 13066	**32-47-25-B3-03600.0102** 27684 IMPERIAL RIVER RD #102 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 102	122
INNES ROBERT L & 837 COUNTY ROAD 19 MAPLE PLAIN MN 55359	**32-47-25-B3-03600.0103** 27684 IMPERIAL RIVER RD #103 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 103	122
INNES ROBERT L & VICKIE L 837 COUNTY RD 19 N MAPLE PLAIN MN 55359	**32-47-25-B3-03600.0104** 27684 IMPERIAL RIVER RD #104 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 104	122
HIRT PROPERTIES LLC PO BOX 294 BEMIDJI MN 56619	**32-47-25-B3-03600.0105** 27684 IMPERIAL RIVER RD #105 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 105	122
27684 IMPERIAL RIVER ROAD LLC 27908 HICKORY BLVD BONITA SPRINGS FL 34134	**32-47-25-B3-03600.0201** 27684 IMPERIAL RIVER RD #201 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 201	122
KRUZICH ADAM 259 EMPIRE AVE DYERSBURG TN 38024	**32-47-25-B3-03600.0202** 27684 IMPERIAL RIVER RD #202 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 202	122
SCHULER WILLIAM J & 533 MEADOW WOOD DR JOLIET IL 60431	**32-47-25-B3-03600.0203** 27684 IMPERIAL RIVER RD #203 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 203	122
SWS LLC 2018 PLAINFIELD RD CREST HILL IL 60403	**32-47-25-B3-03600.0204** 27684 IMPERIAL RIVER RD #204 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 204	122
TREMBLAY CANDEE + 260 SHELDON AVE # 704 KITCHENER ON N2H 6P2 CANADA	**32-47-25-B3-03600.0205** 27684 IMPERIAL RIVER RD #205 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 205	122
QUINN RICHARD G 3818 SABA CT PUNTA GORDA FL 33950	**32-47-25-B3-03600.0130** IMPERIAL RIVER RD BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT 13	123
IAGP LLC 4951 BONITA BAY BLVD PH301 BONITA SPRINGS FL 34134	**32-47-25-B3-03600.0CH1** 27682 IMPERIAL RIVER RD #CH1 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT CH1	124
IAGP LLC 4951 BONITA BAY BLVD PH301 BONITA SPRINGS FL 34134	**32-47-25-B3-03600.0CH2** 27682 IMPERIAL RIVER RD #CH2 BONITA SPRINGS FL 34134	MANGO CREEK DESC IN OR 3808 PG 161 UNIT CH2	124
EVERETT JEFF & JANET 860 FRONT MOUNTAIN RD MONCTON NB E1G 3H3 CANADA	**32-47-25-B3-0380A.A101** 27991 LARGAY WAY #A101 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT A101	125
FAIRBANKS JIM TR 220 MYSTIC RIDGE HILL ATLANTA GA 30342	**32-47-25-B3-0380A.A102** 27991 LARGAY WAY #A102 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT A102	125
DELPRETE WILLIAM RICHARD JR L 27991 LARGAY WAY #A103 BONITA SPRINGS FL 34134	**32-47-25-B3-0380A.A103** 27991 LARGAY WAY #A103 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT A103	125
WELK WILLIAM G TR PO BOX 2312 BONITA SPRINGS FL 34133	**32-47-25-B3-0380A.A104** 27991 LARGAY WAY #A104 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT A104	125
PLAYA BONITA SPRINGS LLC 3120 N PINE ISLAND RD APT 202 SUNRISE FL 33351	**32-47-25-B3-0380A.A201** 27991 LARGAY WAY #A201 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT A201	125
MCWEGSON PROPERTIES LLC + 6576 SHERMAN LAKE RD LINO LAKES MN 55038	**32-47-25-B3-0380A.A202** 27991 LARGAY WAY #A202 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT A202 + GAR#A202	125

OBANU EMMANUEL C & 1012 CEDAR FALLS DR WESTON FL 33327	**32-47-25-B3-0380A.A203** 27991 LARGAY WAY #A203 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT A203 + GAR#203	125
WHELAN NICOLE 27991 LARGAY WAY #A204 BONITA SPRINGS FL 34134	**32-47-25-B3-0380A.A204** 27991 LARGAY WAY #A204 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT A204	125
PATEL PUSHPA NAREN 42 PINEHURST PL SPRINGBORO OH 45066	**32-47-25-B3-0380A.A301** 27991 LARGAY WAY #A301 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT PHA-301	125
MARSHALL JOHN T & TRACY 19229 S HIBISCUS ST WESTON FL 33332	**32-47-25-B3-0380A.A302** 27991 LARGAY WAY #A302 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT PHA-302	125
LARGAY WAY LLC 3400 E LAFAYETTE ST DETROIT MI 48207	**32-47-25-B3-0380A.A303** 27991 LARGAY WAY #A303 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT PHA-303	125
WELK WILLIAM G + PO BOX 2312 BONITA SPRINGS FL 34133	**32-47-25-B3-0380A.A304** 27991 LARGAY WAY #A304 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST# 2007000190654 PH II BLDG A UNIT PHA-304	125
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C101** 4400 BONITA BEACHWALK DR #C101 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT C101	126
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C102** 4400 BONITA BEACHWALK DR #C102 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT C102	126
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C103** 4400 BONITA BEACHWALK DR #C103 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT C103	126
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C104** 4400 BONITA BEACHWALK DR #C104 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT C104	126
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C201** 4400 BONITA BEACHWALK DR #C201 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT C201	126
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C202** 4400 BONITA BEACHWALK DR #C202 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT C202	126
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C203** 4400 BONITA BEACHWALK DR #C203 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT C203	126
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C204** 4400 BONITA BEACHWALK DR #C204 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT C204	126
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C301** 4400 BONITA BEACHWALK DR #C301 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT PHC-301	126
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C302** 4400 BONITA BEACHWALK DR #C302 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT PHC-302	126
4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C303** 4400 BONITA BEACHWALK DR #C303 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT PHC-303	126

4400 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380C.C304** 4400 BONITA BEACHWALK DR #C304 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 4 BLDG C UNIT PHC-304	126
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D101** 4420 BONITA BEACHWALK DR #D101 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT D101	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D102** 4420 BONITA BEACHWALK DR #D102 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT D102	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D103** 4420 BONITA BEACHWALK DR #D103 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT D103	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D104** 4420 BONITA BEACHWALK DR #D104 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT D104	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D201** 4420 BONITA BEACHWALK DR #D201 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT D201	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D202** 4420 BONITA BEACHWALK DR #D202 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT D202	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D203** 4420 BONITA BEACHWALK DR #D203 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT D203	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D204** 4420 BONITA BEACHWALK DR #D204 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT D204	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D301** 4420 BONITA BEACHWALK DR #D301 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT PHD-301	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D302** 4420 BONITA BEACHWALK DR #D302 BONITA SPRINGS FL 34135	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT PHD-302	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D303** 4420 BONITA BEACHWALK DR #D303 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT PHD-303	127
4420 BONITA BEACHWALK LLC 7901 4TH ST N #300 SAINT PETERSBURG FL 33702	**32-47-25-B3-0380D.D304** 4420 BONITA BEACHWALK DR #D304 BONITA SPRINGS FL 34134	BONITA BEACHWALK AS DESC IN INST #2010000008608 PH 3 BLDG D UNIT PHD-304	127
LESSER DONNA 342 GERMAIN AVE NAPLES FL 34108	**32-47-25-B3-40001.0101** 27900 BONITA BREEZE WAY #101 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #1 UNIT #101	128
HARDING PRICE P & NANCY 27271 IBIS COVE CT BONITA SPRINGS FL 34134	**32-47-25-B3-40001.0102** 27900 BONITA BREEZE WAY #102 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #1 UNIT #102	129
KARCH MICHAEL S TR 11617 CEDAR PASS MINNETONKA MN 55305	**32-47-25-B3-40001.0103** 27900 BONITA BREEZE WAY #103 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED	130

		IN INST#2020000295460 BLDG #1 UNIT #103	
CRINIERI MICHAEL TR 8707 PURSLANE DR NAPLES FL 34109	**32-47-25-B3-40001.0104** 27900 BONITA BREEZE WAY #104 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #1 UNIT #104	131
CWW SOUTH LLC 23820 MERANO COURT BONITA SPRINGS FL 34134	**32-47-25-B3-40001.0105** 27900 BONITA BREEZE WAY #105 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #1 UNIT #105	132
LANG FRANCIS E TR PO BOX 850 PARKER CO 80134	**32-47-25-B3-40001.0106** 27900 BONITA BREEZE WAY #106 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #1 UNIT #106	133
MEYER GREGORY W 222 HARBOUR DR APT 407 NAPLES FL 34103	**32-47-25-B3-40002.0201** 27906 BONITA BREEZE WAY #201 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #2 UNIT #201	134
MARK A VROMAN TRUST + 195 WEST ST NAPLES FL 34108	**32-47-25-B3-40002.0202** 27906 BONITA BREEZE WAY #202 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #2 UNIT #202	135
OMALLEY DAVID M 15220 MEDICI WAY NAPLES FL 34110	**32-47-25-B3-40002.0203** 27906 BONITA BREEZE WAY #203 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #2 UNIT #203	136
STOOPS JEFFREY E & 9321 TERABELLA PL FORT MYERS FL 33912	**32-47-25-B3-40002.0204** 27906 BONITA BREEZE WAY #204 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #2 UNIT #204	137
MELLON ENTERPRISES LLC 27291 OAK KNOLL DR BONITA SPRINGS FL 34134	**32-47-25-B3-40002.0205** 27906 BONITA BREEZE WAY #205 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #2 UNIT #205	138
KRISTOFF MARK 269 BAREFOOT BEACH BLVD #301 BONITA SPRINGS FL 34134	**32-47-25-B3-40002.0206** 27906 BONITA BREEZE WAY #206 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #2 UNIT #206	139
DEITRIECH EDWARD T & PO BOX 366157 BONITA SPRINGS FL 34136	**32-47-25-B3-40003.0301** 27912 BONITA BREEZE WAY #301 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #3 UNIT #301	140
FAGANEL PAUL R TR 7409 BAY COLONY DR NAPLES FL 34108	**32-47-25-B3-40003.0302** 27912 BONITA BREEZE WAY #302 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #3 UNIT #302	141
HEISER BARRY G TR 254 6TH ST BONITA SPRINGS FL 34134	**32-47-25-B3-40003.0303** 27912 BONITA BREEZE WAY #303 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #3 UNIT #303	142
NIMBUS INTERNATIONAL LLC 5080 ESPLANADE ST BONITA SPRINGS FL 34134	**32-47-25-B3-40003.0304** 27912 BONITA BREEZE WAY #304 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #3 UNIT #304	143
BERGMAN KEVIN S TR 7104 LEMURIA CIR # 103 NAPLES FL 34109	**32-47-25-B3-40004.0401** 27901 BONITA BREEZE WAY #401 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #4 UNIT #401	144
G + A SPRAY SERVICES LLC 1304 GRAND CANAL DR NAPLES FL 34110	**32-47-25-B3-40004.0402** 27901 BONITA BREEZE WAY #402 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #4 UNIT #402	145

EDWARD W LUKASIK LLC 3601 KEY LIME CT BONITA SPRINGS FL 34134	**32-47-25-B3-40004.0403** 27901 BONITA BREEZE WAY #403 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #4 UNIT #403	146
OMALLEY DAVID M 15220 MEDICI WAY NAPLES FL 34110	**32-47-25-B3-40004.0404** 27901 BONITA BREEZE WAY #404 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #4 UNIT #404	147
MT & ASSOCIATES LLC 285 GRANDE WAY #1803 NAPLES FL 34110	**32-47-25-B3-40004.0405** 27901 BONITA BREEZE WAY #405 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #4 UNIT #405	148
CLEMMER JAMES 8111 COLONY DR UNIT 1802 NAPLES FL 34108	**32-47-25-B3-40004.0406** 27901 BONITA BREEZE WAY #406 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #4 UNIT #406	149
MAHONEY GIRLS LP 9 CRICKET TERRACE ARDMORE PA 19003	**32-47-25-B3-40004.0407** 27901 BONITA BREEZE WAY #407 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #4 UNIT #407	150
CARBONE MICHAEL C TR 10113 MAGNOLIA BND BONITA SPRINGS FL 34135	**32-47-25-B3-40004.0408** 27901 BONITA BREEZE WAY #408 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #4 UNIT #408	151
BEDNARZ TOVAR SERIES LLC 8020 ESTERO BLVD FORT MYERS BEACH FL 33931	**32-47-25-B3-40004.0409** 27901 BONITA BREEZE WAY #409 BONITA SPRINGS FL 34134	BONITA BREEZE CPD AS DESC IN INST#2020000242467 + AMENDED IN INST#2020000295460 BLDG #4 UNIT #409	152
CASA BONITA FL LLC 90 EDWARD DR SE LE MARS IA 51031	**33-47-25-B4-03801.1201** 3941 KENS WAY #1201 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1201	153
NEHER JEFFREY & MARY 23 BLACKBERRY DR HUDSON OH 44236	**33-47-25-B4-03801.1202** 3941 KENS WAY #1202 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1202	153
TAUSSIG REED W & KATHLEEN K 12796 W BRITTANY DR LITTLETON CO 80127	**33-47-25-B4-03801.1203** 3941 KENS WAY #1203 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1203	153
CHRISTIE PETER R + 4337 OLDE CHARTED TRL POLAND OH 44514	**33-47-25-B4-03801.1204** 3941 KENS WAY #1204 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1204	153
DOSHNA CHRISTOPHER J SR & 4848 STATE RD 174 MARCELLUS NY 13108	**33-47-25-B4-03801.1205** 3941 KENS WAY #1205 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1205	153
HAMLIN JAMES PATRICK & 2477 DAVIS RD FENTON MI 48430	**33-47-25-B4-03801.1206** 3941 KENS WAY #1206 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1206	153
DEAN DONALD A & 7 MUIRFIELD CIR WHEATON IL 60189	**33-47-25-B4-03801.1301** 3941 KENS WAY #1301 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1301	153
NAGY FLORIDA INVESTMENTS LLC 10270 RYANS WAY CINCINNATI OH 45241	**33-47-25-B4-03801.1302** 3941 KENS WAY #1302 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1302	153
WILLIG GARY E & LINDA R 56 EDINBURGH PL NORTH BEND OH 45052	**33-47-25-B4-03801.1303** 3941 KENS WAY #1303 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I	153

		DESC IN INST#2007-125014 BLDG 1 UNIT 1303	
RC JORDAN FL PROPERTIES LLC 1450 EAST RIVER RD GRAND ISLAND NY 14072	**33-47-25-B4-03801.1304** 3941 KENS WAY #1304 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1304	153
YORK RAY 3250 BONITA BEACH RD #205 BONITA SPRINGS FL 34134	**33-47-25-B4-03801.1305** 3941 KENS WAY #1305 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1305	153
BURNS JAMES 8550 ROUTE 16 SHIPMAN IL 62685	**33-47-25-B4-03801.1306** 3941 KENS WAY #1306 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1306	153
DISQUE DAVID R 3941 KENS WAY #1401 BONITA SPRINGS FL 34134	**33-47-25-B4-03801.1401** 3941 KENS WAY #1401 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1401	153
1402 KENS WAY LLC 5494 ST ANDREW CANTON OH 44718	**33-47-25-B4-03801.1402** 3941 KENS WAY #1402 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1402	153
FUSCO JAMES & MELISSA 733 S HAMLIN PARK RIDGE IL 60068	**33-47-25-B4-03801.1403** 3941 KENS WAY #1403 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1403	153
WALSH JOHN P & GRACE A 94 OCEAN AVE MASSAPEQUA NY 11758	**33-47-25-B4-03801.1404** 3941 KENS WAY #1404 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1404	153
B2L INVESTMENTS LLC BOX 3191 AUBURN AL 36831	**33-47-25-B4-03801.1405** 3941 KENS WAY #1405 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1405	153
FARREN JEFFREY C & 201 PINE DR INDIANAPOLIS IN 46260	**33-47-25-B4-03801.1406** 3941 KENS WAY #1406 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1406	153
CORROLL DANNY G & BARBARA F 742 COUNTY FARM RD MONTICELLO IL 61856	**33-47-25-B4-03802.2201** 3921 KENS WAY #2201 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 2 UNIT 2201	154
JRAK ENTERPRISE LLC 911 WILLIAM ST FREDERICKSBURG VA 22401	**33-47-25-B4-03802.2202** 3921 KENS WAY #2202 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 2 UNIT 2202	154
L & A REAL ESTATE LLC 1644 W EDGEWOOD AVE #C INDIANAPOLIS IN 46217	**33-47-25-B4-03802.2203** 3921 KENS WAY #2203 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 2 UNIT 2203	154
GESEL ANITA M & JAMES W TR 80 GESEL LN WILLIAMSVILLE NY 14221	**33-47-25-B4-03802.2204** 3921 KENS WAY #2204 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 2 UNIT 2204	154
NICKERSON JAMES J TR 16031 LIGURIA PL BONITA SPRINGS FL 34135	**33-47-25-B4-03802.2205** 3921 KENS WAY #2205 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 2 UNIT 2205	154
L & A REAL ESTATE LLC 1644 W EDGEWOOD AVE #C INDIANAPOLIS IN 46217	**33-47-25-B4-03802.2301** 3921 KENS WAY #2301 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 2 UNIT 2301	154

BRANDT ROBERT F + 28 SAXHAM WAY WYNNEWOOD PA 19096	**33-47-25-B4-03802.2302** 3921 KENS WAY #2302 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 2 UNIT 2302	154
TALBOY GLENN E & HEATHER N 3515 E ALFALFA DR GILBERT AZ 85298	**33-47-25-B4-03802.2303** 3921 KENS WAY #2303 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 2 UNIT 2303	154
MOSER JO-ANN & GEORGE E TR 3921 KENS WAY #2304 BONITA SPRINGS FL 34134	**33-47-25-B4-03802.2304** 3921 KENS WAY #2304 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 2 UNIT 2304	154
VON EIFF JAMES + 81 INDIANHEAD DR SAYVILLE NY 11782	**33-47-25-B4-03802.2305** 3921 KENS WAY #2305 BONITA SPRINGS FL 34134	RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 2 UNIT 2305	154
LOKAHI VENTURES LLC 24131 SUNNY LN BONITA SPRINGS FL 34135	**04-48-25-B1-03500.0101** 28089 VANDERBILT DR #101 BONITA SPRINGS FL 34134	OFFICES AT VANDERBILT DESC IN INST#2007-46222 UNIT 101	155
BONITA VANDERBILT LLC 415 NOTTINGHAM DR NAPLES FL 34109	**04-48-25-B1-03500.0102** 28089 VANDERBILT DR #102 BONITA SPRINGS FL 34134	OFFICES AT VANDERBILT DESC IN INST#2007-46222 UNIT 102	155
PELLAGRINO ESTATES LLC 629 CAPE CORAL PKWY E CAPE CORAL FL 33904	**04-48-25-B1-03500.0103** 28089 VANDERBILT DR #103 BONITA SPRINGS FL 34134	OFFICES AT VANDERBILT DESC IN INST#2007-46222 UNIT 103	155
PALADINO HOLDINGS LLC 28089 VANDERBILT DR #104 BONITA SPRINGS FL 34134	**04-48-25-B1-03500.0104** 28089 VANDERBILT DR #104 BONITA SPRINGS FL 34134	OFFICES AT VANDERBILT DESC IN INST#2007-46222 UNIT 104	155
WANDERON THOMAS TR 4902 ESPLANADE ST BONITA SPRINGS FL 34134	**04-48-25-B1-03500.0201** 28089 VANDERBILT DR #201 BONITA SPRINGS FL 34134	OFFICES AT VANDERBILT DESC IN INST#2007-46222 UNIT 201	155
THOMAS WANDERON LLC 28089 VANDERBILT DR #201 BONITA SPRINGS FL 34134	**04-48-25-B1-03500.0202** 28089 VANDERBILT DR #202 BONITA SPRINGS FL 34134	OFFICES AT VANDERBILT DESC IN INST#2007-46222 UNIT 202	155

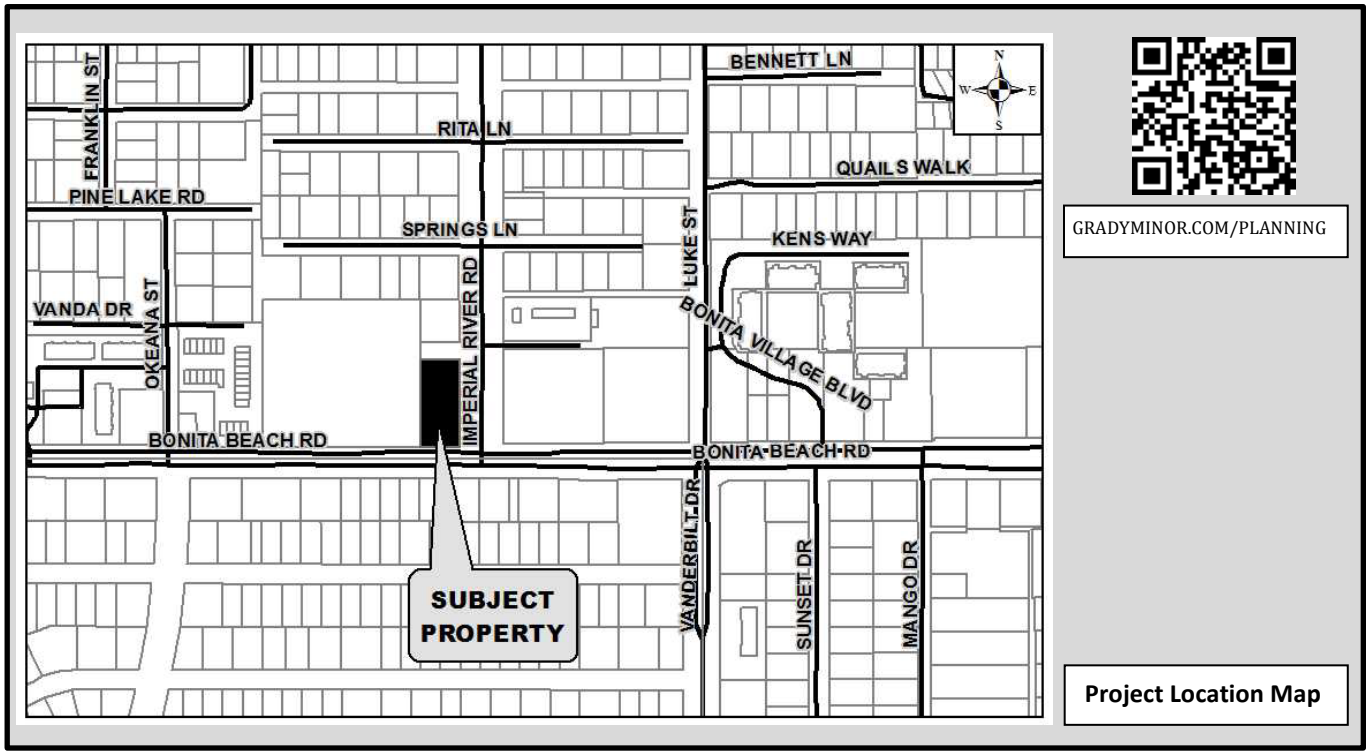
GradyMinor
a PAPE–DAWSON company

Civil Engineers • Land Surveyors • Planners • Landscape Architects

NOTICE OF NEIGHBORHOOD MEETING

In compliance with Section 4-28 of the Bonita Springs Land Development Code (LDC), a Neighborhood Meeting will be held **July 7, 2025, 5:30 p.m.** at **Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135**.

The Neighborhood Meeting will provide general information regarding a proposed Special Exception application **(SPE24-118640-BOS, Telcofacilities Data Center Special Exception)** to allow an Essential Service Facility, Group II in the C-1 Commercial Zoning District. The C-1 zoning district permits a list of commercial uses. The Essential Service Facility will be a Data Center/Office to support a Fiber Optic Tele-Communications Cable Network. The subject 0.72± acre property (STRAP Number 32-47-25-B3-03202.0080) is located at 27695 Imperial River Road in Section 32, Township 47 South, Range 25 East, Bonita Springs, Florida.



If you have questions contact Sharon Umpenhour with Q. Grady Minor and Associates, LLC, by email: sumpenhour@gradyminor.com or phone: 239-947-1144, Extension 4249. Project information is posted online at www.gradyminor.com/planning.

Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Meeting is for informational purposes, it is not a public hearing.

The purpose of a neighborhood meeting is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible.

Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

POST SUFFICIENCY NEIGHBORHOOD MEETING
Telcofacilities Data Center Special Exception (SPE24-118640-BOS)
July 7, 2025

PLEASE PRINT CLEARLY

NAME: Joe Franchini	**EMAIL:** JFINBSALE@GMAIL.com
ADDRESS: 424/420 Rita Lane	**PHONE:** 239-910-2820
NAME: Andrew Hvostovich	**EMAIL:** andrew@hvostovich.com
ADDRESS: Mango Creek & Friends	**PHONE:** 305-450-1295
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
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Telcofacilities Data Center Special Exception (SPE24-118640-BOS)
July 7, 2025 Neighborhood Meeting Summary

SUMMARY:

Below is a summary of the July 7, 2025 neighborhood meeting hosted by Wayne Arnold from Q. Grady Minor and Associates, LLC.

D. Wayne Arnold, AICP of GradyMinor opened the meeting at approximately 5:35 p.m. Two members of the public were present. The client, Yesid Sanchez was introduced to the audience. Mr. Arnold also introduced Sharon Umpenhour and Alexa Bernhoft from GradyMinor.

Mr. Arnold shared a PowerPoint presentation with the attendees and provided an overview of the Special Exception (SE) request which is to allow a data center in support of a telecommunications fiber optic network. Mr. Arnold provided an overview of the project location and explained that the SE was required by the City Staff as the building was deemed to be Group II Essential Service Facility under the City's Land Development Code. The 9,500+/- square feet building will function as an office building and data center with supporting infrastructure for the telecommunications network. Mr. Arnold indicated that no public access would be available to the building, and that only a small number of permanent employees would be at the data center on a daily basis.

Mr. Arnold explained that the site is zoned commercial and is designated commercial under the City's Comprehensive Plan. He displayed the SE site plan and explained that the primary difference between the original concept plan and the current plan was the location of the project access. Rather than providing direct access to Imperial Shores Boulevard, the current plan utilizes an old recorded 50' public ROW known as West 1st Street.

Mr. Arnold also displayed architectural renderings of the proposed building and indicated that the applicant is working with the City's architect on the final design. He also mentioned that landscaping would be provided to meet the City's code required landscaping.

Mr. Arnold concluded the presentation by discussing the draft set of conditions of approval that are being developed in conjunction with staff. Mr. Arnold highlighted that there are conditions that address the emergency generators and noise attenuation and testing. Mr. Arnold also noted that no specific hearing date has been established for the Zoning Board or City Council public hearings.

One attendee questioned how the revised access might impact an unused roadway on the east side of Imperial Shores Boulevard known as Flanders Lane. Mr. Arnold indicated that the proposed use of West 1st Street is aligned with Flanders Lane. The same attendee humorously asked if upgraded internet service could be provided to their condominium.

Mr. Arnold provided contact information on the application materials and contact information for the applicant and staff. The meeting was adjourned at approximately 5:50 p.m.

Included with this summary is a copy of the meeting presentation.

TELCOFACILITIES DATA CENTER SPECIAL EXCEPTION (SE) CASE NUMBER: SPE24-118640-BOS

July 7, 2025, Post Sufficiency Neighborhood Meeting

GradyMinor
a PAPE–DAWSON company

A copy of this presentation can be found on our website: GRADYMINOR.COM/PLANNING/

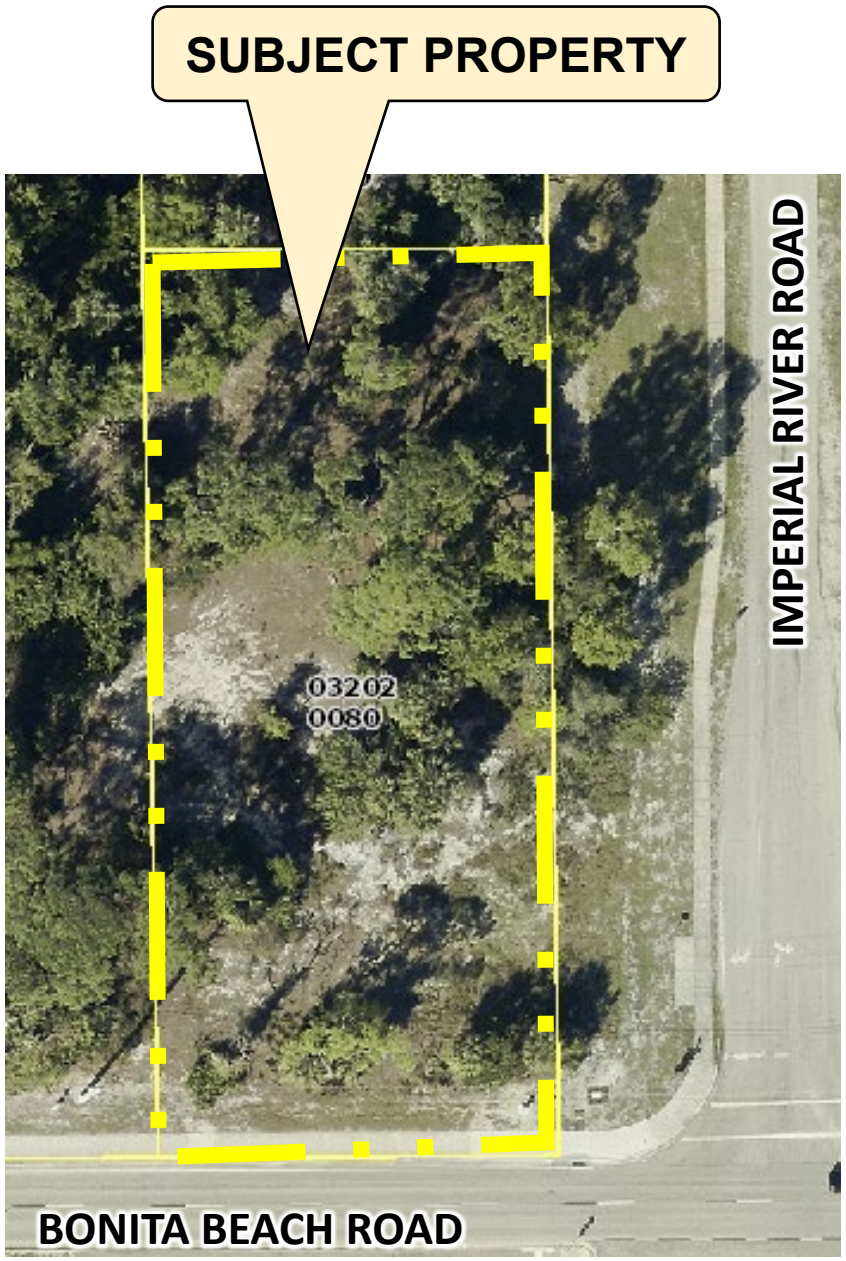
INTRODUCTION

PROJECT TEAM:

- **Telcofacilities, LLC** – Applicant
- **Neale Montgomery, Esq., Land Use Attorney** – Pavese Law
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor and Associates, LLC
- **Alexa Bernhoft, Civil Engineer** – Q. Grady Minor and Associates, LLC
- **James M. Banks, PE, Traffic Engineer** – JMB Transportation Engineering, Inc.
- **Paul K. Owen, M.S., P.W.S,Environmental Consultant** – Owen Environmental Consulting, LLC

*Please note, all information provided is subject to change until final approval by the governing authority.

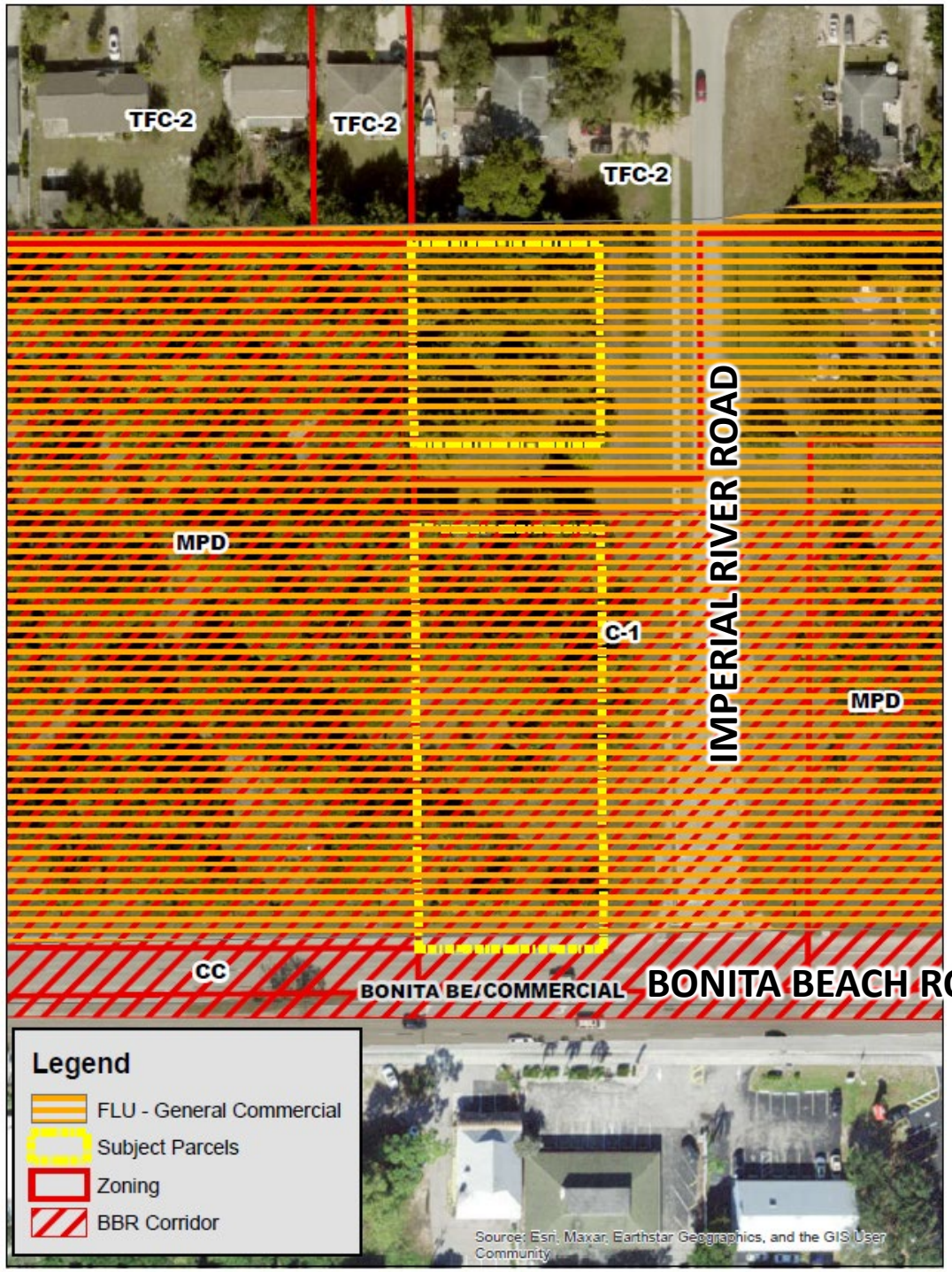
LOCATION MAP





N

ZONING/LAND USE MAP



N

PROJECT INFORMATION

STRAP Number: 32-47-25-B3-03202.0080

Address: 27695 Imperial River Road

Project Acreage: 0.72+/- Acres

Current Zoning: C-1 (BBR Corridor Overlay)

Future Land Use Designation: General Commercial

Proposed Request:

Special Exception to allow a Data Center in support of telecommunications fiber optic cable network

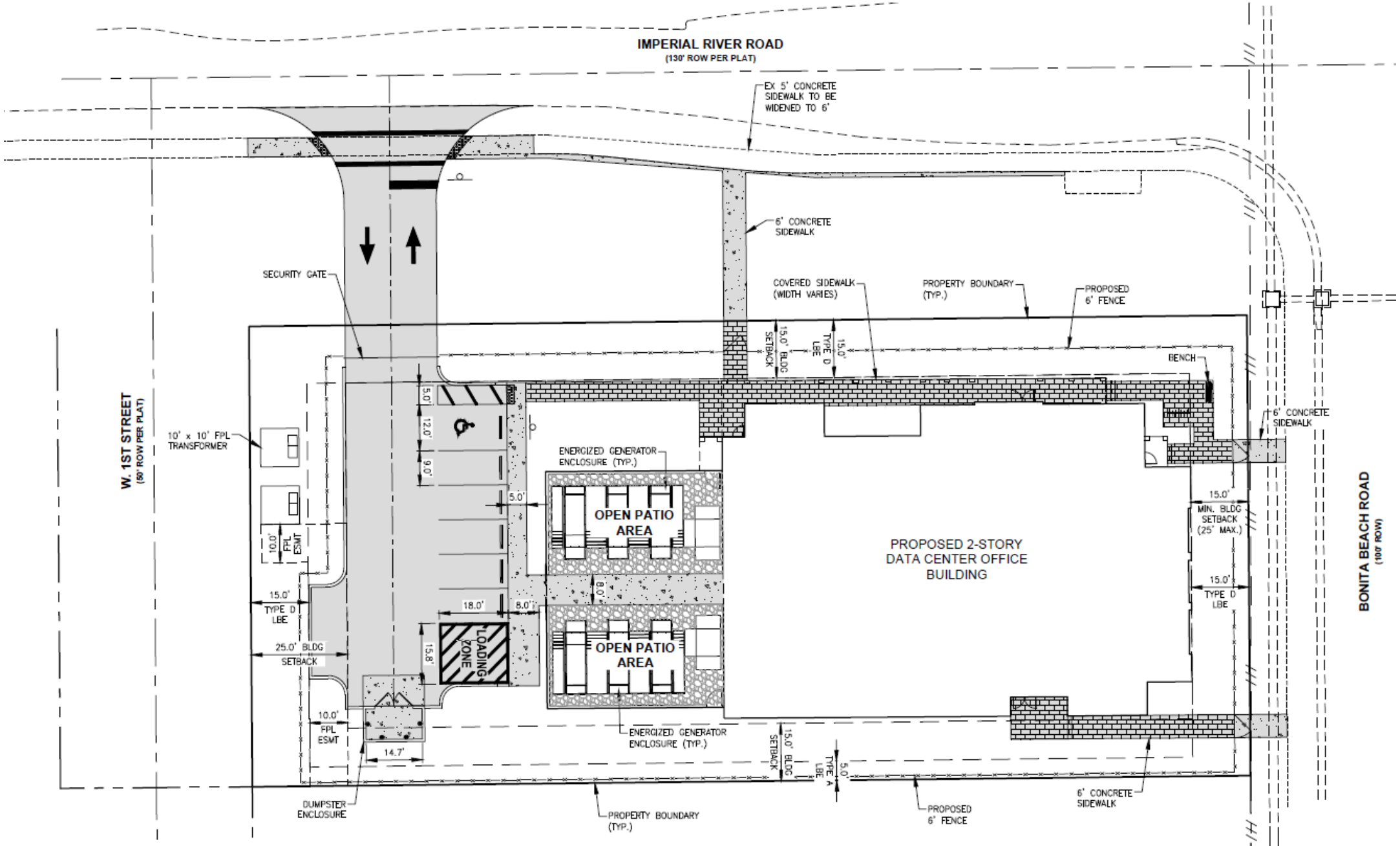
- No public will utilize the site
- Low number of daily employees on-site
- Functionally an office building

BONITA BEACH ROAD CORRIDOR OVERLAY

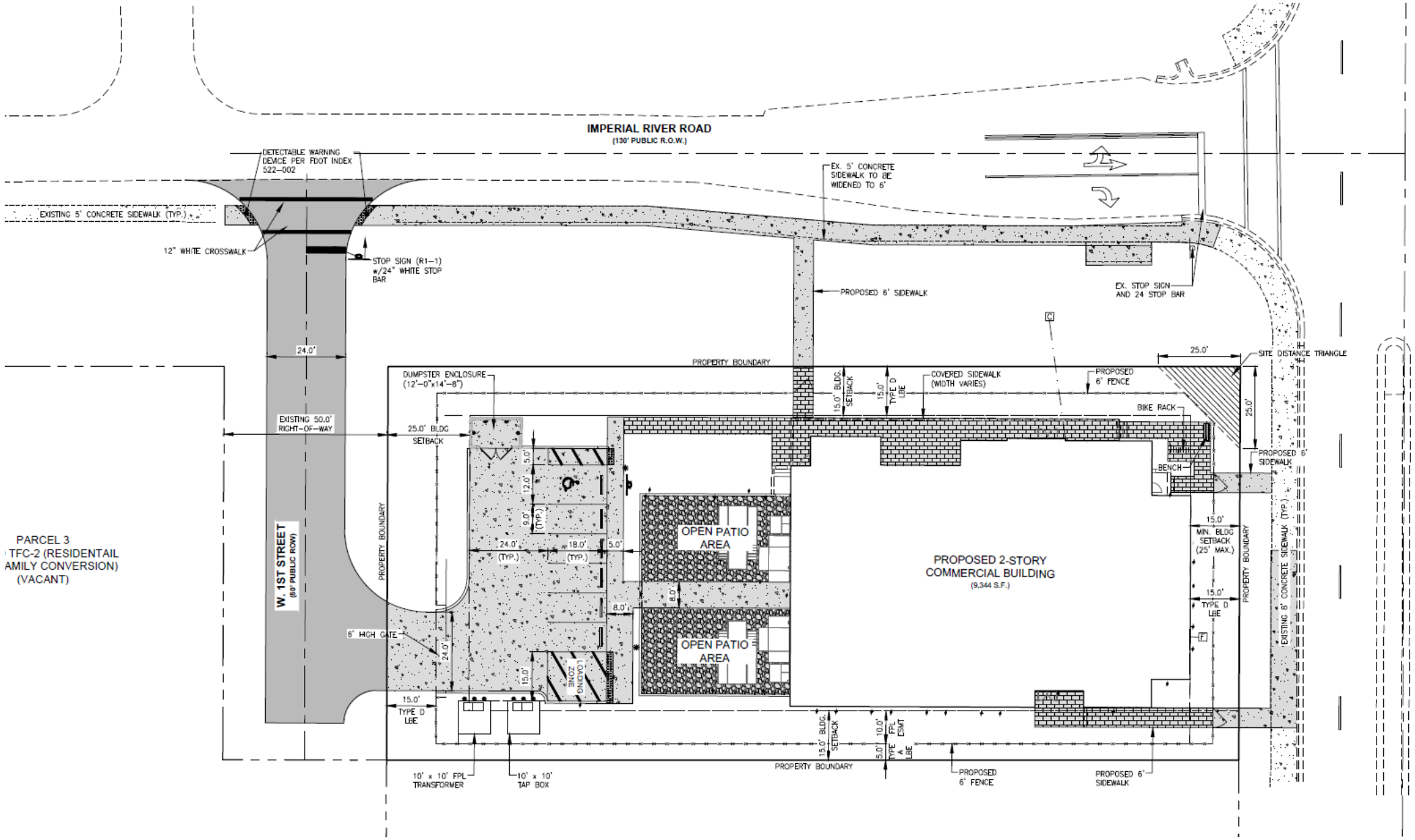
- Subject property is located in the "Beach Zone" of the Bonita Beach Road Corridor Overlay.
- Determined by staff to require Special Exception approval as a Group II Essential Service.

TABLE 4-898. USE REGULATIONS FOR THE BONITA BEACH ROAD CORRIDOR OVERLAY					
	Special Notes or Regulations	Interstate Zone	Commercial Zone	Historic Zone	Beach Zone
Essential service facilities (4-408(c)(13)):					
Group I	4-1362 et seq., 4-1841 et seq., 4-1840 et seq.	P	P	P	P
Group II	4-1362 et seq., 4-1841 et seq., 4-1840 et seq. Note (11)	AA/SE	AA/SE	AA/SE	SE

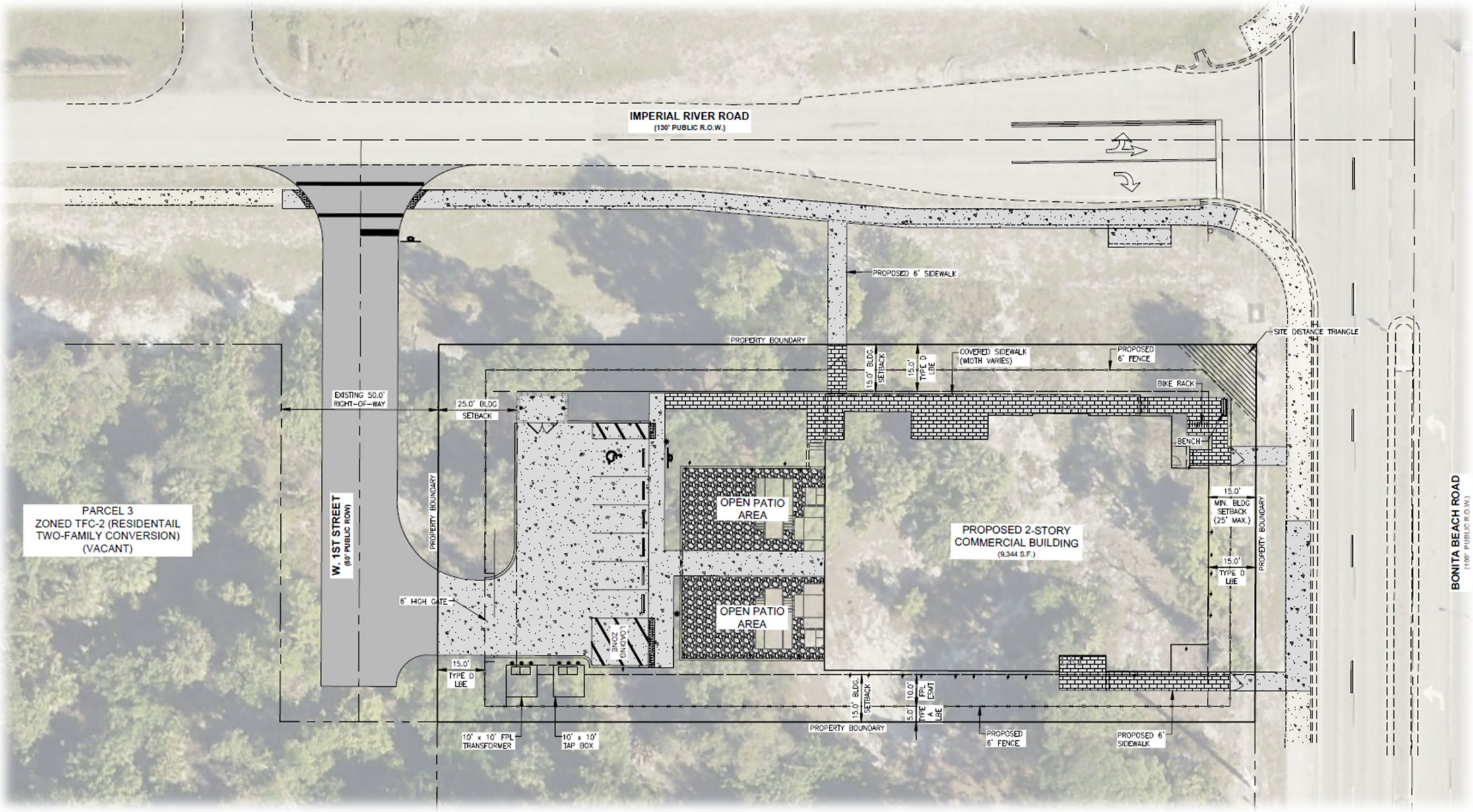
PROPOSED CONCEPTUAL SITE PLAN (FROM 11/21/2024 MEETING)



PROPOSED CONCEPTUAL SITE PLAN



PROPOSED CONCEPTUAL SITE PLAN (AERIAL OVERLAY)



CONCEPTUAL BUILDING RENDERINGS

Views from the corner of Imperial River Road and Bonita Beach Road with proposed building inserted.







DRAFT CONDITIONS OF APPROVAL

- The data Center building shall meet City of Bonita Springs Building Design Standards per LDC Section 3-489.
- On-site parking for the data center use shall be provided only for the portions of the building occupied by employees. Should the Data Center use cease to operate at this site, any newly proposed use shall prepare a detailed parking analysis to determine whether the existing parking is adequate for that use. If the analysis determines that additional parking is required, the proposed use must bring the site into compliance with required parking per the LDC, unless an alternative parking standard is approved by staff.
- On-site emergency generators must be screened from view on 4 sides with a solid screening material and must be equipped with factory noise attenuation features.
- On-site emergency generators may operate only during site electrical power outages. The operator of the data center is permitted to conduct weekly testing of the generators for a maximum of 30 minutes per test per week and must occur between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.
- The operation of the essential service facility will be consistent with Section 20 of the Code of Ordinances; otherwise known as the City of Bonita Noise Control Ordinance.
- All landscape buffers will be required to be planted with a minimum of 50% native scrub species endemic to this area. Native scrub plants such as Spanish bayonet, sweet acacia, and tallowwood/Hog-plum can supplement security to the property.
- All vegetation, particularly Florida slash pines, on the adjacent property shall be protected during construction per the requirements found in LDC Sec. 7-237 unless/until approved for removal.
- The Applicant shall coordinate with the Lee County Department of Transportation (LCDOT) for any/all work within county-maintained rights-of-way for any additional/separate permitting, design requirements, and inspections.
- The Applicant shall coordinate with the City of Bonita Springs Public Works Department for any/all work impacting city-maintained rights-of-way for any additional/separate permitting, design requirements, and inspections.
- At time of local development order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet the intent of the design standards provided by Chapters 3 and 4 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Bicycle Long Range Pedestrian Master Plan, and the Bonita Beach Road Corridor Design Standards, as applicable; and all pertinent design standards, except as otherwise required by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).

CONCLUSION

Project information and a copy of this presentation can be found on our website:

www.gradyminor.com/Planning

Documents and information can be found online:

- Gradyminor.com/Planning
- **Community Development Permit Portal**

  https://www.cityofbonitaspringscd.org/

  Case Number: SPE24-118640-BOS

Next Steps

- **Zoning Board Hearing: TBD**
- **City Council: TBD**

Contact:

- **Sharon Umpenhour with Q. Grady Minor and Associates, LLC:**
  - **sumpenhour@gradyminor.com**
  - **239.947.1144 extension 4249**